Extraordinary Board of Management

Agenda

Meeting reference: Board2025-26/E03
Date: Monday 13 July 2026 at 5:00pm
Location: Online
Purpose: Extraordinary meeting

***** Denotes items for approval or discussion.
Members should contact the Secretary in advance of the meeting if they wish to request an item be starred.

	Agenda Items	**Author**	**Led by**	**Paper**
1	Welcome and apologies		Chair	
2	Additions to the Agenda		Chair	
3	Declaration of a Conflict of Interest in any Agenda Item		Chair	
*4	Procurement Award – Water Ingress Remedials Project	Chief Financial Officer	Chief Financial Officer	Paper 1
5	**Any other Business**		Chair	
6	Date and time of next meeting: • Tuesday 13 October 2026	Clerk		

UHI | PERTH

Committee Cover Sheet

Paper No. 1

Name of Committee	Board of Management
Subject	Repair of the Brahan Building Lecture Theatre and ICT suite.
Date of Committee meeting	13/07/2026
Author	Gail Dunn, Chief Financial Officer
Date paper prepared	10/07/2026
Executive Summary Please provide a concise summary of the Paper outlining the purpose, impact and recommended future actions if approved	This paper includes the Award Recommendation Report for UHI Perth's chosen supplier which details the work involved and the route to procurement and a summary of the potential risks of the project being delayed as well as funding for phase 2 of the project which is the reinstatement works of the Lecture Theatre and ICT suite. Embedded files within the Award Recommendation Report have been supplied as Appendices A-I.
Committee Consultation Please note which Committees this paper has previously been tabled at, and a brief summary of the outcomes/actions arising from this.	Item discussed previously at Finance & Resources Committee and Board of Management meetings, and some queries have been provided and responded to online.
Action requested	☐ For information ☐ For discussion ☐ For endorsement ☒ For approval ☐ Recommended with guidance (please provide further information, below)
Risk implications Does this activity/proposal come with any associated risk to UHI Perth, or mitigate against existing risk?	Yes/ ~~No~~ Risks are detailed in the summary paper.

Committee Cover Sheet

Authors must identify: (a) the relevant risk(s) from the ERM Risk Register linked to the paper; and (b) the Board-approved risk appetite level for each associated risk. If yes, please provide details	
Strategic Impact Please highlight how the paper links to the Strategic Objectives of UHI Perth or the UHI Partnership: Strategic-Plan-2022-27.pdf If there is no direct link to Strategic Objectives, please provide a justification for inclusion of this paper to the nominated Committee.	Excellence in Learning and the Learner Experience Sustainability
Resource implications Does this activity/proposal require the use of College resources to implement? If yes, please provide details.	Yes/ ~~No~~ The paper sets out the works required to reinstate the areas damaged by the recent flood and the funding relating to the costs.
Equality & Diversity Does this activity/proposal require an Equality Impact Assessment? If yes, please provide details.	~~Yes~~/ No
Data Protection Does this activity/proposal require a Data Protection Impact Assessment? If yes, please provide details.	~~Yes~~/ No Click or tap here to enter text.
Island communities Does this activity/proposal have an effect on an island community which is significantly different from its effect on other communities (including other island communities)?	~~Yes~~/ No If yes, please give details: Click or tap here to enter text.

Committee Cover Sheet

Status (ie confidential or non-confidential)	Non-Confidential If a paper needs to remain confidential for a prescribed period of time before being made 'open', please advise how long must the paper be withheld: Click or tap here to enter text.

Freedom of Information

Please note that **ALL** papers will be included within 'open' business unless a justifiable reason can be provided.

Please select a justification from the list, below:

Its disclosure would substantially prejudice a programme of research	☐	Its disclosure would substantially prejudice the effective conduct of public affairs	☐
Its disclosure would substantially prejudice the commercial interests of any person or organisation	☐	Its disclosure would constitute a breach of confidence actionable in court	☐
Its disclosure would constitute a breach of the Data Protection Act	☐	Other [please give further details] Click or tap here to enter text.	☐

Further guidance on application of the exclusions from Freedom of Information legislation is available via:

http://www.itspublicknowledge.info/ScottishPublicAuthorities/ScottishPublicAuthorities.asp

and

http://www.itspublicknowledge.info/web/FILES/Public_Interest_Test.pdf

Water Ingress Remedials Project

Background

In November 2025, significant flooding occurred within the main Lecture Theatre and main IT Suite at UHI Perth. Both spaces are core teaching facilities used extensively for Further and Higher Education delivery. The flooding has rendered both these areas unusable due to the water ingress which has caused damage to walls, flooring, electrical systems, data infrastructure and fixed teaching equipment.

In March 2026, an application was made to the Scottish Funding Council ("SFC") for emergency funding to restore the damaged areas and implement preventative measures to avoid recurrence.

SFC Emergency Grant Funding

SFC granted capital maintenance funds for up to £505,545 for the restoration of core digital and lecture teaching facilities in Brahan Building on the condition the funding must be spent/accounted for by 31 July 2026. A progress report needs to be submitted to SFC by 15 July 2026 which will detail the spend to date, procurement progress, project progress and any risks to meeting the 31 July 2026 deadline.

Although UHI and SFC have assured the college that the work can continue into August 2026 with no risk to the funds being clawed back by SFC, the Board has asked for written assurances from SFC for:

- Confirmation that, if works commence before 31 July but complete thereafter, the expenditure will still fall within the grant conditions.
- Clarification of SFC's position should the Board conclude that it cannot proceed at this stage, including whether the SFC would consider extending or re-profiling the funding into the next financial year.

SFC has been contacted with regards to these queries, and have replied with the following response:

"I can confirm that, if works commence before 31 July and are completed thereafter, SFC will apply flexibility in relation to the grant conditions to enable authorisation.

I can also confirm that, should the Board conclude it is not in a position to proceed at this stage, SFC would need to fully assess any potential flexibility to extend or re-profile the funding into the next financial year. This would be more challenging and would require Capital Committee approval. I am unable to commit to this at this stage".

Procurement Route

This contract has been classified as a Works Contract under the Public Contracts (Scotland) Regulations 2015. The amount falls below the £2m threshold so there is no requirement to publish on either Public Contracts Scotland or the Find a Tender portal.

However, three competitive quotes are required, and the contract must be added to the College Contracts Register.

Further procurement is underway for the re-instatement of the Lecture Theatre and ICT Suite which is expected to cost circa £250,000. The proposal for this stage of the works is to retain Site Sealants as contractor to reduce the risk of the waterproofing system being damaged. It would also mean that liability for any water ingress was with Site Sealants rather than between two contactors which could lead to a protracted legal process meaning the area would again be out of use for the students.

If these additional works result in the overall value of the Site Sealants contract being over £500k (ex. VAT), the Scottish Government advises that contracts with a value of £500k - £2m can be advertised on Public Contracts Scotland as good practice. There is no legal requirement to do this.

Implications and Key Risks of Not Proceeding

Classes have currently been relocated to alternative classrooms across the campus. IT-based teaching is being delivered through dispersed computer access, mobile laptop trolleys and reconfigured general classrooms. While this has enabled continuity of provision, it is not sustainable and the experience for the student is significantly impacted. The current arrangement requires an increase in teaching staff and has created timetable inefficiencies. We now have limited access to specialist software and assistive technologies, and this is placing additional strain on academic staff, support services and students.

It is vital to safeguard curriculum delivery, protect digital infrastructure, ensure health and safety compliance, and minimise further disruption to students and staff. If this work does not proceed, the College faces continued operational inefficiencies, reputational risk, and a detrimental impact on the student experience, recruitment and retention.

Other risks include:

- Further water damage will mean higher costs to repair the area.
- Failure to waterproof will have an impact on insurance policy costs and may lead to suppliers refusing to cover that part of the building.
- SFC emergency funding being clawed back.
- Reputational damage and adverse publicity.

- Students choosing to study elsewhere due to inferior facilities.

Proposed Funding for Additional Spend

The full project cost is currently estimated at £672k including VAT which is £167k higher than the SFC grant of £505k. The options to fund this overspend are as follows:

- SFC have advised the college to apply for the additional funds through the FY2026-27 very high priority college maintenance fund. An application is currently being worked on with a submission deadline of 31 July 2026. SFC have stressed that they cannot guarantee additional funding for the project.
- The college currently awaits a decision on the insurance claim submitted to Aviva for the damage caused by the water ingress. Initially, Aviva declined the claim due to policy exceptions, late notification of the flood and lack of maintenance. This has been challenged by the college with the support of our insurance brokers (Gallaghers), and we await the outcome of this challenge.
- Using the college's capital estates grant to fund the overspend which would mean reprioritising planned 26/27 spend. To mitigate this, Finance is working with Estates and ICT to bring forward planned 26/27 spend into 25/26 as there are funds available and assurances that purchases can be delivered and invoiced by 31 July 2026. The spend figures inclusive of VAT are:
    - Estates (air con, boiler, fan/dust extraction) - £102k
    - ICT (staff laptops, MacBooks, smart screens) - £74k

Proposed Future Governance Arrangements

We acknowledge that there is a requirement from the Board to understand the approval process as this project progresses as well as the governance arrangements for other purchases over £100k (ex. VAT) requiring Board approval. The Governance, Growth and Change Manager is already reviewing wider procurement governance arrangements, and this will be brought to the Board in the future as part of a wider governance review.

Recommendation

The Board are requested to decide the college can go ahead with the Lecture Theatre and ICT Suite repair and if so, decide if we can award the contract to Site Sealants.

Award Recommendation Report

Title: **Water Ingress Remedials Project**

REF: CS-PC-42578

Cost of Contract	Commodity/Service	Winning Bidder
£303,689 Ex VAT £364,427 Inc VAT	Capital works	Site Sealants

Summary
This award recommendation refers to the UHI Perth, Brahan Lecture Theatre & IT Suite Refurbishment Strip-Out & Enabling Work following the flood. This includes careful removal and disposal of existing materials as required to facilitate the waterproofing installation. Works include the strip out of screed, internal wall finishes / plaster removal. Supply and install Sika 1 Multi Coat Render to the face of the retaining wall;18 mm thick. Supply and Install Sika Combiflex Movement Bandage to the floor / wall junction; 200 mm wide. Supply and Install Sika 1 Waterproof Screed to the top of the existing concrete floor slab; 30 mm thick. These works will include all mobilisation, site management, health & safety, waste management, cleaning and handover and production of design, documentation and warranty.

Name: Sarah Reddie
Title: Director of Finance
Date: 7th July 2026

Perth College is a registered Scottish charity, number SC021209.

UHI Perth – Water Ingress Remedials Project – Award Recommendation
Contract Ref: CS-PC-42578

Issue

UHI Perth has experienced a recurring water ingress problem within the Brahan Lecture Theatre and IT Suite and the most recent recurrence of this problem earlier this academic year has rendered these key facilities entirely unusable creating challenges for curriculum delivery and impacting student experience. Therefore, there is an urgent need to find a permanent fix for this issue to prevent further issues in academic year 2026/27.

The rooms have had their flooring removed and specialist water proofing companies have undertaken investigation works to determine the source of the water. It has been agreed that the water is coming into the spaces from below, and through the failed DPC water proofing system that was installed.

Remedials

UHI Perth have had Richardson & Starling carry out surveys to establish the root cause of the water ingress over the past academic year. Etive Consulting Engineers have also visited the site twice and reviewed the available information and have confirmed that the original tanking system has now failed. The failure zone appears to be at the junction of the floor and retaining wall at the rear of the building. They have questioned the suitability of the original measures but given the age of the building, there is no advantage of dwelling on that. The water entering the building is groundwater, the ground level is high in the location due to the hillside above which creates a large catchment area during wet weather events.

Richardson & Starling proposed a remedial scheme which involves a drained cavity system with internal pumps. The college has also recently received a remedial scheme from Fraser Bruce Group and Site Sealants which are based on a SIKA render system, which is internally fixed and tanks the areas that are admitting water.

UHI Perth currently have two different re-waterproofing remedial proposals:

(1) one based on installing a drained cavity system with internal pumps.
(2) two based on a Sika render, post-fixed, internally applied tanking system.

Etive confirms their advice is that the second of the two proposals is the correct approach under the circumstances. Drained cavity solutions can be designed to good effect, but the significant flows as have been experienced entering this building would be a challenge for such a system and see UHI relying on:

(a) uninterrupted power supplies to service pumps;
(b) clear, unrestricted, free-running and well-maintained drains external to the building;
(c) the cutting of channels and drainage sumps within the existing floor slab.

This last point is potentially problematic since we do not have records of the slab construction so cannot say whether it has been designed as a suspended slab. If it has, then cutting new openings can affect the structural integrity of the slab, as well as creating yet another path for water ingress.

Etive recommendation is that UHI progress with a full internal re-tanking arrangement such as the Sika render system. Etive note that this system can be applied by several licensed installers including Fraser Bruce Group (FBG) and Site Sealants, both of whom UHI have sought proposals from already.

In addition to the re-tanking system, Etive recommend the installation of a new cut-off/ interceptor drain in the soft verge upstream of the building. This will not negate the need to re-tank the building but all attempts to reduce the extent of water reaching the tanking system will help performance and longevity of the new system.

Procurement Route

As a Contracting Authority, UHI Perth, are required to comply with the Public Contracts (Scotland) Regulations 2015 and the Procurement Reform (Scotland) Act 2014.

The principal purpose of this contract is to undertake remedial construction works to the building fabric to resolve water ingress issues and restore the building's waterproof integrity. The contract has therefore been classified as a Works Contract under the Public Contracts (Scotland) Regulations 2015.

With regard to procurement compliance the contract value does not exceed the Works Contract threshold and therefore the tender opportunity does not need to be published on either Public Contracts Scotland or the Find a Tender portal.

However, three competitive quotes are required, and the contract must be added to the College Contracts Register.

The following suppliers were invited to bid;

- Richard & Starling
- Fraser Bruce Group
- Site Sealants

Evaluation of Bids

The following bids were received and have been evaluated. It was agreed that Site Sealants offered the most economically advantageous bid.

UHI Perth waterproofing			
Richardson & Starling	£	294,487 Ex VAT	includes for all works - but is not the recommended type of remedial works
Fraser Bruce	£	327,438 Ex VAT	includes strip out of screed, internal wall finishes / plaster removal. Does not include finishes after waterproofing.
FB client contingency	£	16,000 Ex VAT	Client funds for any changes/unknowns
Total FB	£	343,438 Ex VAT	
Site Sealants	£	288,689 Ex VAT	includes strip out of screed, internal wall finishes / plaster removal. Does not include finishes after waterproofing
SS client contingency	£	15,000 Ex VAT	Client funds for any changes/unknowns
Total SS	£	303,689 Ex VAT	



FW 3.5284B - Waterproofing-FB.n



FW I260602-0010 - Q1 - R&S.msg



FW Perth UHI Brahan Building -SS

It is important to be clear that this is Part 1 of the overall reinstatement of Brahan Lecture Theatre and IT Suite Project. This award will ensure that the area is made watertight. Further procurement is underway for Part 2 which will include internal re-instatement of the whole area which is expected to cost circa £250,000.

SFC Emergency Funding

In recognition of the significant impact on key college facilities the SFC awarded the UHI Perth an Emergency Capital Maintenance Grant in March 2026 of £505,545. The requirements of this grant mean that the funding must be spent in this financial year and by no later than 31st July 2026. Whilst this award was very welcome it has also created a time pressure on UHI Perth to ensure the required works can be completed on an expedited timeline to prevent any risk of losing the emergency funding.

The total cost of Part 1 and Part 2 combined is expected to be c. £560,357 Ex VAT/£672,428 Inc VAT. This means that there is a gap of c.£167,000 between the SFC Emergency Capital Maintenance Grant already received and the expected total cost of the project. The Chief Financial Officer has written our insurers for an update on our claim and additionally this week SFC have invited us to make an application to the recently released College Very High Priority Capital Maintenance Funding Grant FY 2026-27, the deadline for this is 31st July 2026. We will be submitting an application. If we are unsuccessful with our insurers and/or the College Very High Priority Capital Maintenance Funding Grant then we will fund this out of our college Capital Estates Grant.

The criteria for the SFC Emergency Funding is outlined below with confirmation of UHI Perth position:

This funding is offered in accordance with SFC's Financial Memorandum with colleges, and the following specific conditions:

i. The funding must be spent/accounted for by 31 July 2026.

- The Chief Financial Officer confirms this can be accounted for within this timeline.

ii. A report on progress must be submitted to SFC by 15 July 2026 outlining:
   a. Spend against budget
   b. Progress with procurement
   c. Progress with project delivery
   d. Any risks to meeting 31 July deadline.

- The above report will be submitted to SFC by 15th July 2026. Separately, there has been communication between UHI Perth and SFC this week regarding this work/this proposed award which has been supportive.

iii. The Scottish Government expects that all public bodies, and those in receipt of public funds, should be exemplars of Fair Work and that they should be able to demonstrate Fair Work practices, i.e. pay the Real Living Wage; investment in skills and training; no exploitative zero hours contracts; tackling the gender pay gap; have genuine workforce engagement; have flexible and family friendly working practices; and oppose the use of fire and rehire practices. As a recipient of public funds, UHI must be committed to Fair Work practices for staff (including any agency or sub-contractor workers) engaged in the delivery of activity associated with public funds. We expect you to have a statement on Fair Work practices that has been developed in agreement with your workforce. This should be from the relevant trade union where one is present, or workers' representative(s) where there is no union present.

- This is confirmed as part of the procurement process.

iv. In acknowledgement of SFC's funding contribution, our logo must be displayed on any publicity material (signage, posters, website etc) relating to the project/activity. Please contact SFC's communications team to discuss (email: communications@sfc.ac.uk).

- As this funding relates to repairs as a result of the flood so no plans for any publicity at the moment. If this is required at any stage, this will be complied with.

Timings

The breaking out of the existing screed (which is the first part of the works) will be done by mechanical breaker and will be very loud. There would be severe term time disruption including potentially a requirement to close that section of the building due to the noise involved if there is any delay in approving the works. Therefore, a delay to starting work could mean all the works having to be deferred until next summer and also put at risk the additional SFC funding.

Recommendation

Etive, UHI Perth Management and Turner & Townsend concur that the more comprehensive remedial works involving SIKA tanking is the correct course of action. In order to facilitate the initial break out works during the holidays it is recommended that at least these works are approved very quickly and progressed. Site Sealants can mobilise to start the screed removal on 20 July 2026 (for 6 weeks removal) if approval given to start by **10/07/26**.

Thereafter, it would also make sense for Site Sealant to be the contractor who then continues on to undertake the waterproofing / tank works and re-instatement works as the re-instatement needs to be carefully managed to ensure the tanking is not penetrated by follow on trades. This is all included in the quotation provided.

This award to Site Sealant will cost £303,689 Ex VAT/£364,427 Inc VAT. This includes £15,000 Ex VAT for contingency. This cost is fully covered within the SFC Emergency Funding Grant.

Next Steps

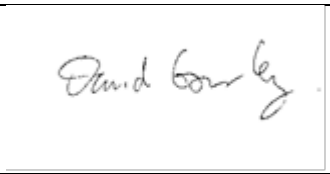
- Approval by Board of Management
- Award Letter / Unsuccessful letters to be issued
- Supplier to be added to Finance System/ PECOS
- Purchase Order to be raised quoting Contract Ref No (CS-PC-42578)/ Quotation Number
- Contract Details to be added to College Contracts Register

Award Recommendation Authorisation

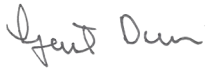
Award Recommendation Report agreed by Lead Stakeholder

Signature	Grant Nicoll and John McGee
Name	Grant Nicoll/ John McGee
Title	Interim Estates Project Manager/Campus Transformation Officer (Due to vacancy of Estates Manager role)
Date	7th July 2026

Award Recommendation Report agreed by -

Signature	
Name	David Gourley
Title	Director of Learning Strategies, Enhancement and Resources
Date	07/07/2026

Award Recommendation Report agreed by – Finance (over £50k)

Signature	
Name	Gail Dunn

Title	Chief Financial Officer
Date	7/7/26

Award Recommendation Report agreed by – SLT (over £50k)

Signature	
Name	Jill Elder
Title	Depute Principal
Date	7th July 2026

Award Recommendation Report agreed by – Principal (over £50k)

Signature	
Name	Catherine Etri
Title	Interim Principal & Chief Executive
Date	7th July 2026

Award Recommendation Report agreed by – Board (over £100k)

Signature	

Name	
Title	
Date	

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

LETTER OF AGREEMENT

between

The **UNIVERSITY OF THE HIGHLANDS AND ISLANDS,** a company incorporated under the Companies Acts in Scotland company number SC148203, registered Scottish charity No. SC022228 and having its registered office at UHI House, Old Perth Road, Raigmore, Inverness, Scotland, IV2 3JH ("**UHI**")

and

The **BOARD OF MANAGEMENT OF PERTH COLLEGE**, incorporated under the Further and Higher Education (Scotland) Act 1992, a charity registered in Scotland number SC021209 and having its principal office at Crieff Road, Perth, PH1 2NX (the **"Recipient**")

COVERING ARRANGEMENTS FOR PAYMENT OF FUNDING IN CONNECTION WITH THE PROJECT "Emergency capital maintenance funding FY2025/26 – restoration of core digital and teaching facilities in UHI Perth's Brahan Building"

This Letter of Agreement ("Agreement") is dated the 13th March 2026 (The "Commencement Date").

BACKGROUND

a) This Agreement consists of this Letter of Agreement, schedule 1 (the "Conditions"), schedule 2 (the "Funding Offer") and schedule 3 (the "Finance Schedule") attached hereto all of which form the "Agreement" and are as fully a part of the Agreement as if attached or repeated herein.

b) The UHI (the "Lead Party") has been awarded funding from Scottish Funding Council (the "Funder") in connection with the project "Emergency capital maintenance funding FY2025/26 – restoration of core digital and teaching facilities in UHI Perth's Brahan Building" (the "Project").

c) The Funder has set out the terms and conditions applicable to the funding in its offer notice dated 12th March 2026 (the "Funding Offer").

d) As the Recipient is a college of UHI, and has agreed to carry out the Project, UHI requires to subcontract its obligations under the Funding Offer to the Recipient.

e) £505,545 of funding will be passed to the Recipient (the "Project Funds") only in accordance with the Finance and Reporting Schedule and the terms of this Agreement.

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

f) This Agreement shall have effect from the date on which it is signed on behalf of both parties.

g) The Recipient has agreed that it will participate in the Project in accordance with this Agreement.

h) The purpose of this Agreement is to set out the arrangements whereby UHI and the Recipient will discharge the commitments to the Funder as set out in the Funding Offer.

This Agreement and the Schedule(s) hereto are executed as follows:

For and on behalf of
UNIVERSITY OF THE HIGHLANDS AND ISLANDS:

DocuSigned by:
Roger Sendall
4B1DF873576247B...
Signed

Roger Sendall
Full Name

University Secretary
Job Title

Date 24 March 2026

For and on behalf of
THE RECIPIENT:

Signed by:
Catherine Etri
84E88477FC35444...
Signed

Catherine Etri
Full Name

Interim Principal and CE
Job Title

24 March 2026
Date

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

This is Schedule 1 (the "Conditions") referred to in the foregoing Letter of Agreement (the "Agreement") from UHI to the Recipient dated 13th March 2026.

CONDITIONS

1. All words, phrases and terms under these Conditions shall have the meanings given to them in the foregoing Agreement, except where they are defined under these Conditions. The term "herein" and words of similar import refer to these Conditions.

2. This Agreement will commence on the Commencement Date and shall continue until the date of expiry of the obligations set out in the Funding Offer. The obligations in clauses 1, 2, 3, 5, 6, 7, 8, 9, 11, 12,13, 14, 16, 19, 20, 21, 22, 23 and 26 of this Agreement will continue in force indefinitely after expiry of this Agreement.

3. The Recipient acknowledges that it has read the Funding Offer and the Recipient agrees that it shall be bound by the obligations of the Funding Offer as if it was a party to such Funding Offer. The Recipient shall not do or omit to do anything in the performance of its obligations under this Agreement that would put UHI in breach of the Funding Offer.

4. The Recipient shall carry out the Project in accordance with the instructions of UHI and as set out in Schedule 2.

5. In the event of any conflict between the Funding Offer and any other terms and conditions of this Agreement, the order of precedence shall be as follows:

    a. Funding Offer;
    b. This Agreement (including any Schedules).

6. Nothing in this Agreement shall be construed as creating any contract between the Recipient and the Funder, and the Recipient shall not contact the Funder other than through, at the request of, or with approval of, UHI.

7. It is acknowledged that the Recipient may require to be in contact with any collaborating parties in order to carry out the Project, however, in the event of any dispute or legal notice, the Recipient shall refer all matters to UHI promptly, and shall not communicate with any collaborators or third parties in respect of such.

8. The Recipient will only use Project Funds within the remit of the Project and in accordance with the Funding Offer, and will liaise with UHI when necessary to ensure Project Funds are correctly used.

9. UHI reserves the right to withhold Project Funds which, in its reasonable opinion, may be used contrary to the terms of the Funding Offer. In such circumstances, UHI will seek approval from the Funder that such use of Project Funds is allowable prior to releasing them.

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

10. Subject to receipt of Project Funds from the Funder, UHI will pass Project Funds to the Recipient only in accordance with the Finance and Reporting Schedule attached to this Agreement.

11. The Recipient undertakes to prepare, maintain and retain such records which provide evidence of spend relevant to the terms of the Funding Offer or UHI's general accounting arrangements and audit requirements, and to make these records available to UHI and the Funder for inspection as and when required.

12. The Recipient will provide to UHI all information necessary to satisfy the requirements set out in the Funding Offer.

13. The Recipient will comply with all legal requirements, applicable laws and all UHI policies and procedures applicable to the Project.

14. If the Funder requires UHI to reimburse any of the Project Funds in accordance with the Funding Offer, then to the extent such requirement arises from the acts or omissions of the Recipient, the Recipient shall reimburse UHI an equivalent amount, including any interest charged by the Funder, within 30 days of demand.

15. The Recipient will obtain approval from UHI in advance of any material alterations to the Project and no alterations shall take place until UHI has granted its approval and, where applicable, obtained the approval of the Funder. If the Recipient foresees any actual or anticipated changes that will materially affect the Project, it will inform UHI as soon as reasonably possible.

16. The Recipient will indemnify UHI in respect of any breach of this Agreement or the Funding Offer, caused by the Recipient.

17. The Recipient will participate in the Project diligently and professionally as required by UHI and with the standard of skill and care that could reasonably be expected of the Recipient, commensurate with good practice in the field in which the Project is being carried out.

18. In the event that the Recipient is in breach of this Agreement, UHI shall have the right to take possession of all the Recipient's assets acquired with Project Funds, recover Project Funds, and complete the Recipient's participation in the Project by itself or by others.

19. In this Agreement, "Intellectual Property" shall mean intellectual property of any description including but not limited to all inventions, designs, information, specifications, formulae, improvements, discoveries, know-how, data, processes, methods, techniques and the intellectual property rights therein, including but not limited to, patents, copyrights, database rights, design rights (registered and unregistered), trademarks, trade names and service marks, and applications for any of the above.

20. All Intellectual Property used in connection with the Project which has been generated prior to or outside the scope of the Project ("Background IP") shall remain the property of the Party contributing the same. The Parties agree that any improvements or modifications to a Party's Background IP arising from the Project which are not severable from that Background IP will be deemed to form part of that Party's Background IP and be owned by that Party. Each Party acknowledges and confirms

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

that nothing contained in this Agreement shall give it any right, title or interest in or to the Background IP of the other Parties save as granted by this Agreement.

21. Where the Funding Offer requires that academic publications or any other public presentation of Results are submitted to the Funder the Recipient shall provide UHI with advance notice and copy of such as to enable UHI to comply with such requirements.

22. The Recipient hereby grants UHI a non-exclusive, royalty-free, sub-licensable licence to its Background IP and to any Results to enable UHI to comply with the terms of the Funding Offer, including any requirements to sub-licence Background IP and/or Results used in the Project to collaborators or the Funder.

23. In this Agreement, "Results" shall mean all information, data, know-how, results, inventions, software and other Intellectual Property arising through conduct of the Project. Any Results generated by the Recipient shall be owned by the Recipient, except where the terms of any Funder Offer or agreement related to the Project requires that a party other than the Recipient must own the Results and any Intellectual Property therein. In that case, the Parties agree that such requirement shall be complied with such that, to the fullest extent permitted by applicable law, the Results will vest automatically in the intended beneficial owner. The Recipient and UHI shall enter into any agreements or documents as UHI may require in order to give effect to the intended ownership pursuant to this clause 23.

24. Either Party may terminate this Agreement upon written notice on the occurrence of any of the following events: the other Party enters into bankruptcy or liquidation or any other arrangement for the benefit of its creditors; or the other Party is in material breach of any of its obligations hereunder and such breach is not capable of remedy; or the other Party is in material breach of any of its obligations hereunder and such breach is capable of remedy but the other Party remains in breach on the expiry of twenty eight calendar days after receipt by it of written notice specifying the breach and the action reasonably required to remedy the same.

25. UHI may terminate this Agreement upon written notice in the event that the Funding Offer is terminated.

26. This Agreement and any dispute or claim arising out of or in connection with its subject matter or formation shall be governed by and construed in accordance with the laws of Scotland and subject to the exclusive jurisdiction of the Scottish Courts.

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

SCHEDULE 2 – Funding Offer

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

Scottish Funding Council
Comhairle Maoineachaidh na h-Alba

Our ref: 1857015060-78994
SFC Project Code: F26062

12 March 2026

Vicki Nairn
Principal and Vice-Chancellor
University of the Highlands and Islands
Old Perth Road
Inverness
IV2 3JH

Dear Vicki

Emergency capital maintenance funding for FY 2025-26: Offer of grant

I am writing to confirm that the Scottish Funding Council (SFC) is pleased to offer UHI funding from SFC's capital maintenance funds for up to £505,545 for the restoration of core digital and lecture teaching facilities in UHI Perth's Brahan Building.

The funding will be paid over Financial Year (FY) 2025-26. The proposal submitted to us by David Gourley on 5 March 2026 forms the basis of this offer.

Conditions of funding

This funding is offered in accordance with SFC's Financial Memorandum with colleges, and the following specific conditions:

i. The funding must be spent/accounted for by 31 July 2026.
ii. A report on progress must be submitted to SFC by 15 July 2026 outlining:
    a. Spend against budget
    b. Progress with procurement
    c. Progress with project delivery
    d. Any risks to meeting 31 July deadline.
iii. The Scottish Government expects that all public bodies, and those in receipt of public funds, should be exemplars of Fair Work and that they should be able to demonstrate Fair Work practices, i.e. pay the Real Living Wage; investment in skills and training; no exploitative zero hours contracts; tackling the gender pay gap; have genuine workforce engagement; have flexible and family friendly working practices; and oppose the use of fire and rehire practices. As a recipient of public funds, UHI must be committed to Fair Work practices for staff (including any agency or sub-contractor workers) engaged in the delivery of activity associated with public funds.

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

iv. We expect you to have a statement on Fair Work practices that has been developed in agreement with your workforce. This should be from the relevant trade union where one is present, or workers' representative(s) where there is no union present.
iv. In acknowledgement of SFC's funding contribution, our logo must be displayed on any publicity material (signage, posters, website etc) relating to the project/activity. Please contact SFC's communications team to discuss (email: communications@sfc.ac.uk).

Outcomes

We are contributing to the costs of these projects to support the achievement of their key outcomes, which in turn contribute to the following SFC strategic objective:

- Enabling people to learn and flourish

and contributes to the following Scottish Government National Performance Framework Outcome

- Education – We are well educated, skilled and able to contribute to society.

As outlined in the proposal, the expected outcome of the investment will be to deliver a repair of a building or building element or system as proposed.

The progress indicators that will be used to measure whether the project and its outcomes are on track are:

- Spend against budget
- Progress with procurement
- Progress with project delivery.

Payment of funding

This funding will be paid in one instalment in March 2026.

If the Scottish Government revises its grant funding to SFC, we reserve the right to make in-year adjustments to this funding.

We cannot process any payments until you have accepted this offer of grant in writing. Please sign this letter and return by email to Des Parr, Budgeting and Reporting Officer, email: grantacceptance@sfc.ac.uk, Tel: 0131 313 6548 **by Friday 20 March 2026**

You should contact Alison Meldrum, Capital Projects and Programmes, email: ameldrum@sfc.ac.uk, Tel: 0131 313 6625 if you have any queries about this offer of funding.

Yours sincerely

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

Scottish Funding Council
Comhairle Maoineachaidh na h-Alba



Helen Cross
Director of Investment & Research

cc: Catherine Etri, UHI Perth, catherine.etri.perth@uhi.ac.uk
David Gourley, UHI Perth, david.gourley.perth@uhi.ac.uk
Mike Baxter, UHI, Michael.baxter@uhi.ac.uk
Emma Roberts, Senior Policy Officer, SFC
Cliff Barraclough, Assistant Director Capital Projects and Programmes, SFC
Lynne Raeside, Deputy Director of External Affairs, SFC

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

Scottish Funding Council
Comhairle Maoineachaidh na h-Alba

Acceptance of grant

Project code: F26062

I, on behalf of UHI accept this offer of funding in Financial Year 2025-26 for up to £505,545 for the restoration of core digital and lecture teaching facilities in UHI Perth's Brahan Building.

I agree to comply with SFC's Financial Memorandum, the conditions of funding and requirements of grant, and the monitoring and evaluation requirements as outlined in the offer of grant.

Name: VICKI NAIRN

Position: Principal and Vice-Chancellor

Signed: 

Date: 13/12/2026

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

SCHEDULE 3 – Finance Schedule

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

Payment					Max. Award	Agreement REF	UHI Invoice Contact	Inflation	VAT
Category	Currency	Frequency	Timing	First Due					
Instalments	£ GBP	Single Payment	In advance	Mar-26	£505,545	3026DG	susan.irvine@u	Inflation not applicable	Out of Scope

Budget & Payment Schedule

1 Budget

1.1 **Budget Award (£ GBP)**

£505,454 Restoration of core digitial and teaching facilities in UHI Perth's Brahan Building

1.2 Table 1.1 shows the maximum award, and no increments are expected from the funder to cover any inflationary increases.

1.3 The figures in Table 1.1 are exclusive of VAT as the funding is deemed to be out with the scope of VAT.

2 Payment

2.1 **Payment Profile (£ GBP)**

Payment type	Period	Payment Description	Notes
	etc		

2.2 The UHI payment profile will reflect the funder's payment profile, unless otherwise advised. Should UHI become aware of any material changes to the profile we will endeavour to update the Recipient as soon as practical.

2.3 On occasion, changes to this Schedule may be required. Such changes will be communicated to the Recipient by the UHI Invoice Contact via e-mail, and need not be supported by a formal variation unless deemed to be a major change.

2.4 Table 2.1 illustrates the expected payment profile; payments are expected to be based on pre-defined instalments at the frequency indicated. A final adjustment may be required to reconcile eligible project costs against the value of instalments already received by the Recipient. Where there has been an underspend against funding, UHI will raise an invoice to recover the underspend. This should be paid by the recipient within 30 days of the invoice date.

2.5 Indicative values of costs incurred directly by UHI on the project which require to be deducted from payment(s) to recipient are noted in Table 2.1 (If applicable and where known at the time of writing this agreement).

Docusign Envelope ID: DC95D6F2-982F-4048-9784-23CBCA4E93C1

3 **Invoicing**

3.1 Payments to the Recipient will be in the Funder Currency (see Table 2.1). The Recipient should submit invoices in the funder currency, in line with the frequency indicated less any agreed deductions, quoting the Project Reference, and emailed to the UHI Invoice Contact. Where in doubt about the value or deductions please refer to the UHI Invoice Contact for guidance. Should the Recipient not have a bank account in the funder currency, then UHI may transfer payment to the Recipient's bank account, less any agreed deductions. Any currency conversion charges or book value differences incurred by UHI on behalf of the Recipient will be applied to the payment(s) to the Recipient.

3.2 Financial breakdowns should be routinely provided to the UHI Invoice Contact detailing actual spend incurred (period to date and cumulative) and/or actual units delivered against the budget headings shown in Table 1.1.

3.3 UHI will only release payment following receipt of funding from the funder, and where the financial breakdowns demonstrate that payment is required.

3.4	Invoice Address -	**UHI, UHI House, Old Perth Road, Inverness, IV2 3JH**
3.5	UHI Invoice Contact Email Address-	**susan.irvine@uhi.ac.uk**
3.6	Invoice Currency -	**£ GBP**
3.7	Project Reference to be quoted on all Invoices -	**3026DG**
3.8	VAT -	**Out of Scope**

4 **Notes**

4.1 Payment in full upon signed LoA

Certificate Of Completion

Envelope Id: DC95D6F2-982F-4048-9784-23CBCA4E93C1
Subject: Complete with Docusign: 3026DG_LoA_FINAL.pdf
Source Envelope:
Document Pages: 13
Certificate Pages: 4
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London

Signatures: 2
Initials: 0

Status: Completed

Envelope Originator:
Gayle Sinclair
UHI House
Old Perth Rd
Inverness, Scotland IV2 3JH
gayle.sinclair@uhi.ac.uk
IP Address: 2a00:23c8:5cbe:

Record Tracking

Status: Original
24 March 2026 | 11:46

Holder: Gayle Sinclair
gayle.sinclair@uhi.ac.uk

Location: DocuSign

Signer Events	Signature	Timestamp
Catherine Etri catherine.etri.perth@uhi.ac.uk Interim Principal and CE Security Level: Email, Account Authentication (None)	Signed by: Catherine Etri 84E88477FC35444... Signature Adoption: Pre-selected Style Using IP Address: 194.35.201.99	Sent: 24 March 2026 | 11:50 Resent: 24 March 2026 | 11:51 Resent: 24 March 2026 | 11:52 Viewed: 24 March 2026 | 13:40 Signed: 24 March 2026 | 13:41
Electronic Record and Signature Disclosure: Accepted: 25 November 2025 | 09:01 ID: 96dc0cc3-4817-4d67-a1d1-e2346e11f9ab Company Name: UHI		
Roger Sendall roger.sendall@uhi.ac.uk University Secretary UHI Security Level: Email, Account Authentication (None)	DocuSigned by: Roger Sendall 4B1DFB73576247B... Signature Adoption: Pre-selected Style Using IP Address: 194.35.219.99	Sent: 24 March 2026 | 11:50 Resent: 24 March 2026 | 11:52 Viewed: 24 March 2026 | 11:53 Signed: 24 March 2026 | 11:53
Electronic Record and Signature Disclosure: Accepted: 12 January 2022 | 12:09 ID: c7a005c8-4ef2-4d2c-a6a2-9317c980ca83 Company Name: University of the Highlands and Islands - HR Dept.		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
David Gourley david.gourley.perth@uhi.ac.uk Director of learning strategies, enhancement and resources Security Level: Email, Account Authentication (None)	COPIED	Sent: 24 March 2026 | 11:50

Carbon Copy Events	Status	Timestamp

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	24 March 2026 | 11:50
Envelope Updated	Security Checked	24 March 2026 | 11:51
Certified Delivered	Security Checked	24 March 2026 | 11:53
Signing Complete	Security Checked	24 March 2026 | 11:53
Completed	Security Checked	24 March 2026 | 13:41

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, UHI EO (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact UHI EO:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: personnel@uhi.ac.uk

To advise UHI EO of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at personnel@uhi.ac.uk and in the body of such request you must state: your previous

email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from UHI EO

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to personnel@uhi.ac.uk and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with UHI EO

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to personnel@uhi.ac.uk and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify UHI EO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by UHI EO during the course of your relationship with UHI EO.

Waterproofing Limited

Millhall, Stirling, FK7 7LT
01786 448822
www.fraser-bruce.com
info@fraser-bruce.com

Appendix A

Turner & Townsend
Level 2, Atria One
144 Morrison Street
Edinburgh
EH3 8EX

Date: 25th June 2026

Tender Reference: EFB/SC/26/3.5284B/23708T/WP/SCO
Project Title: Perth College, Brahan Building – Basement Area WP Revised

FAO: Grant Nicolle
Email: grant.nicolle1@turntown.co.uk

Dear Grant,

Please find attached our revised guide tender for works at Perth College. This includes an adjustment for revised measure of the area and makes an allowance for removal of internal wall finishes to the required heights.

GUIDE TENDER VALUE - £327,437.65 + VAT
+ Suggested Min 5% Contingency Allowance
Payment Terms: 28 Days

Points of Note:

1. Our Tender is open for a period of 14 Days.
2. No allowance has been included in our price for items not expressly specified in our tender.
3. Our Quotation is **subject to remeasurement**
4. Basic hours of working: Mon – Thurs: 08:00-16:30 & Friday: 08:00-15:30.
5. Overtime and weekend working is subject to the addition of non-productive overtime (NPOT).
6. Our anticipated programme is 12 weeks based on basic dayshift working hours.
7. We anticipate that works will be carried out during 1 visit to site.
8. Should the works extend beyond the programme period, then we reserve the right to review & revise our tender price.
9. Our tender price is based on the attached **Attendances Schedule.**
10. No allowance has been made for the provision of a Performance Bond or Collateral Warranty.

We thank you for this opportunity to tender for this work and look forward to your favourable response.

Yours Sincerely
For Waterproofing Ltd

Euan Bruce
Euan Bruce

Comments:

Further to our initial correspondence and subsequent site inspection to review substrates, we confirm the following.

The defined scope still requires confirmation of acceptance from the design engineer and further discussion to agree the final extent of what will be necessary. We have revised our measure based on a site baseline measure which has allowed us to scale the drawing more accurately. This has reduced the originally costed area.

We were confident in our original Sika tanking proposal and the investigation works have not changed that outline proposal. This revision should be read in conjunction with the original submission. We do need to discuss the proposal in detail as it there are elements of our process that may eliminate some of the anticipated further processes the client is considering. i.e. Screeding Requirements etc

The BBA approved, Sika 1 Tanking system is an **18mm WP render and 35mm WP screed** installation. There are component parts that deal with joints, cracks, penetrations etc. We have also developed processes to deal with a variety of detailing requirements that often arise on site however do not form standard manufacturer led detailing. Detailing at columns etc require development to ensure suitable lap details. These adaptions may use Sika products however we also have multiple options choosing best suited products from a variety of manufacturers.

The Sika system is bonded to the walls and the floors and as such requires all existing surface applications such as paint, renders, screeds & finishes removed to allow preparation and maximise bonding to those surfaces. We cannot install over any existing systems. Review of the floor area at Perth indicated a sheet membrane installation across the floor with poor lap detailing to the walls. The sheet has been held in position with a concrete screed. This all needs removed.

It should be noted that the installed sheet system, held in place with screeds should not be installed internally. It is designed for application on an external substrate where a positive pressure of water will push it against the surface. Even with the screed in place, rising water can break the bond to the substrate and water can track until it breaches. The fact that there is a vertical application is a significant failure of the installation.

All forms of waterproofing should focus on good junction detailing between horizontal and vertical surfaces. All horizontal applications should terminate to a vertical one. This means that all internal walls that cannot be removed should be treated both sides to allow lap detailing with the horizontal installation.

Investigation:

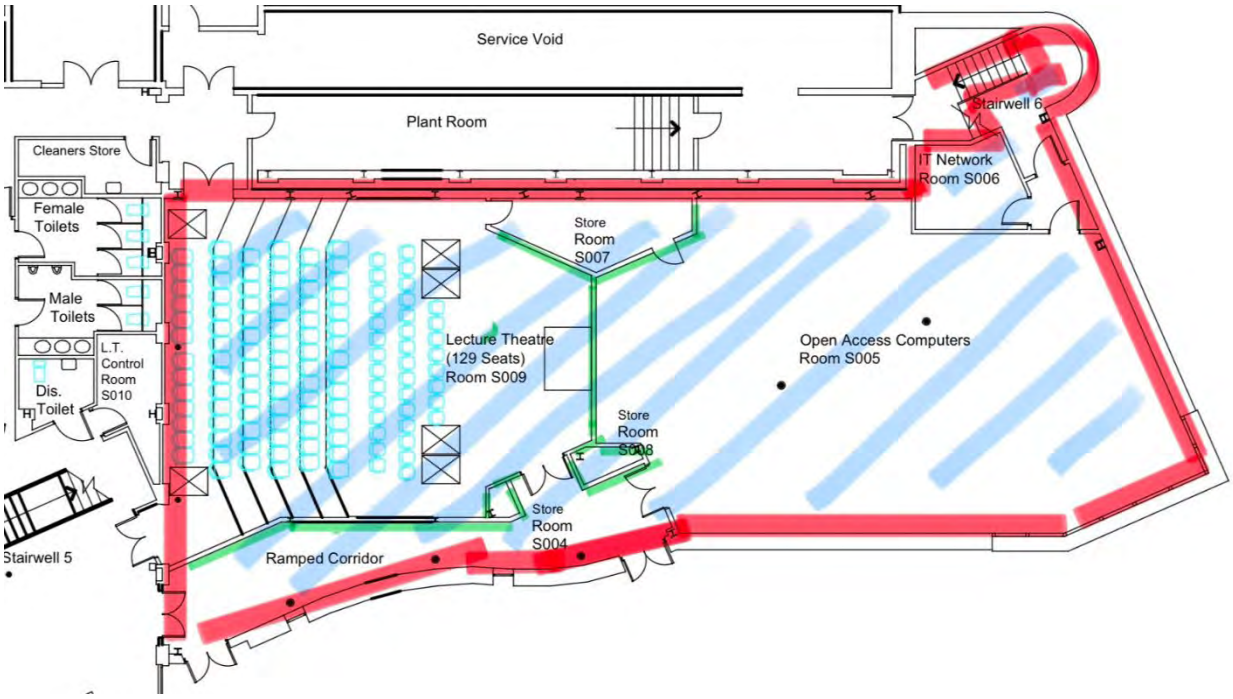
We have provided a separate report that details our findings however we generally established the following:

1. The WP membrane attached to the base concrete was relatively easily removed from the surface. There did not appear to be a primer.
2. The WP membrane was lapped through the internal wall that was inspected and the blockwork built off of that. This provided continuity across the surface but not typical detailing.
3. The WP membrane did not lap vertically up the inspected section of perimeter wall, terminating at the wall/floor junction and peeling back easily.
4. The WP membrane was located under the plinth at the base of the seating area, but then extended vertically up the face of the 1st full step and horizontally across the surface, prior to encapsulation with a concrete.
5. Drilling through the horizontal surface of the 2nd step and through the face of the 2nd step did not highlight any membrane or change in substrate.
6. The base concrete slab is a minimum of 250mm thick. Drilling was terminated at that depth.
7. The walls have been directly plastered with a 15/20mm render.

As mentioned, these findings do not change our general proposal.

Area Layout:

We have attached a rough marked detail of the area that we anticipate will require treatment. It is effectively the lowest section of the basement. We do not believe that water has been observed at areas beyond this despite having retaining wall construction. This further retention area mainly relates to the plant corridor area. The external ground levels vary and our applications would have to establish the acceptable height for treatment. This is generally 1m minimum however internal walls could be reduced. Our applications have to extend where possible, above the retaining level. Door thresholds and random floor/soffit levels can dictate this.



The red line denotes the preferred perimeter to be treated. The green shows walls that require treatment both sides to terminate correctly with horizontal. The blue is the full floor area. Detailing adjustments are likely to be required on the staired seating area and towards the rear stairwell.

Revised Estimated Area Treatment:

Red Line Perimeter = 85linm x Average 1.5m = 128m²
Green Line Internals = 30linm x 1m x 2 sides = 60m²
Render Removals = 188m²
Perimeter Jointing and Internal Wall Jointing = Approx 145linm
Floor Jointing = Alloawance 50linm
Horizontal Area = 300m² + Staired Seating Area
Repairs to Substrate = Max 50m² x 50mm
Misc Penetrations/Columns Bases etc = Max 20
Screed Removal = 300m² X 100mm (Not Stair Section)
WP Render Install = 18mm
WP Screed Install = 35mm

1. Client to arrange strip out of all electrics, plumbing & Seating if to be re-used.
2. WPL remove doors & skirtings etc and ensure overall area isolation from adjacent sections of College by sealing perimeter doors.
3. Remove existing plaster render from treatment area and dispose to skips
4. WPL set up works compound with welfare, toilets, skips etc.

5. WPL Uplift and dispose of 100mm overlay screed. Utilise Robot breakers to remove. (Note: The bond and thickness may vary and this is always a speculative duration).
6. Strip back sheet membrane from surface and prepare exposed concrete slab. (Note: The bond and priming layers below determine this process. Estimate only just now).
7. Prepare internal and perimeter walls to required height by grinding.
8. Assess exposed floor area and carry out necessary repairs to WP standard. Saw cut, dig out and reinstate.
9. Overlay all Wall/Floor junctions, cracks and changes in substrate construction with Sika Combiflex Bandage detail.
10. Seal all penetrations with mastic sealant and WP detailing as required. This may involve plinth formation to provide workable substrate for sealing.
11. Install 18mm epoxy bonded Sika WP render to prepared walls with laps to base bandage detailing.
12. Overlay floor area with 35mm epoxy bonded Sika WP screed.
13. Overlay floor with 2 coat DPM and 5mm smoothing screed.
14. Finishing installations by others however to be discussed to avoid puncture of WP applications and to avoid direct contact to prevent condensation issues.

The works scope and quantity outlined will require in the ballpark region of 12 weeks on site. We have costed for the screed removal and removal of necessary existing wall renders to a height to allow our application. There is no allowance for render removal above this height. We have made no allowance for internal finishes, door etc to be replaced.

Our guide cost for the revised detailed scope is **£327,437.65 + VAT** however as indicated, there are still unknown elements which can affect the costs. We would suggest that a contingency figure of minimum 5% is allowed on top of this to cover potential unknowns.

This adjusted cost can be broken down roughly as follows:

A. **Labour** = 12 Weeks x 5.5 Days x 4 Operatives = 264 Operative Days
Deliveries/Stores = 12 Weeks x 1 Day = 12 Operative Days

Labour inc O/H = **Approx 45%** of Cost

B. **Vehicles** = 12 Weeks x 5.5 Days x 2 Vans = 132 Van Days

Vehicles including Fuel etc = **Approx 4%** 0f Cost

C. **Plant** = 12 Weeks x 5.5. Days x 2 Sets van Plant = 132 Van Plant Days
+ Power, Dust Control, Skips, Welfare etc

All Plant = **Approx 13%** of Overall Cost

D. **Materials** = 1400 x 25KG WP, 30 x 15kg Epoxy Primer, 8 x 25m Joint Bandage, 50 x 6kg Bandage Adhesive
12 x 30KG DPM, 120 x 25kg Smoothing Screeds, 50 x 25kg Coarse Sand + Misc

All Materials = **Approx 29%** of Overall Cost

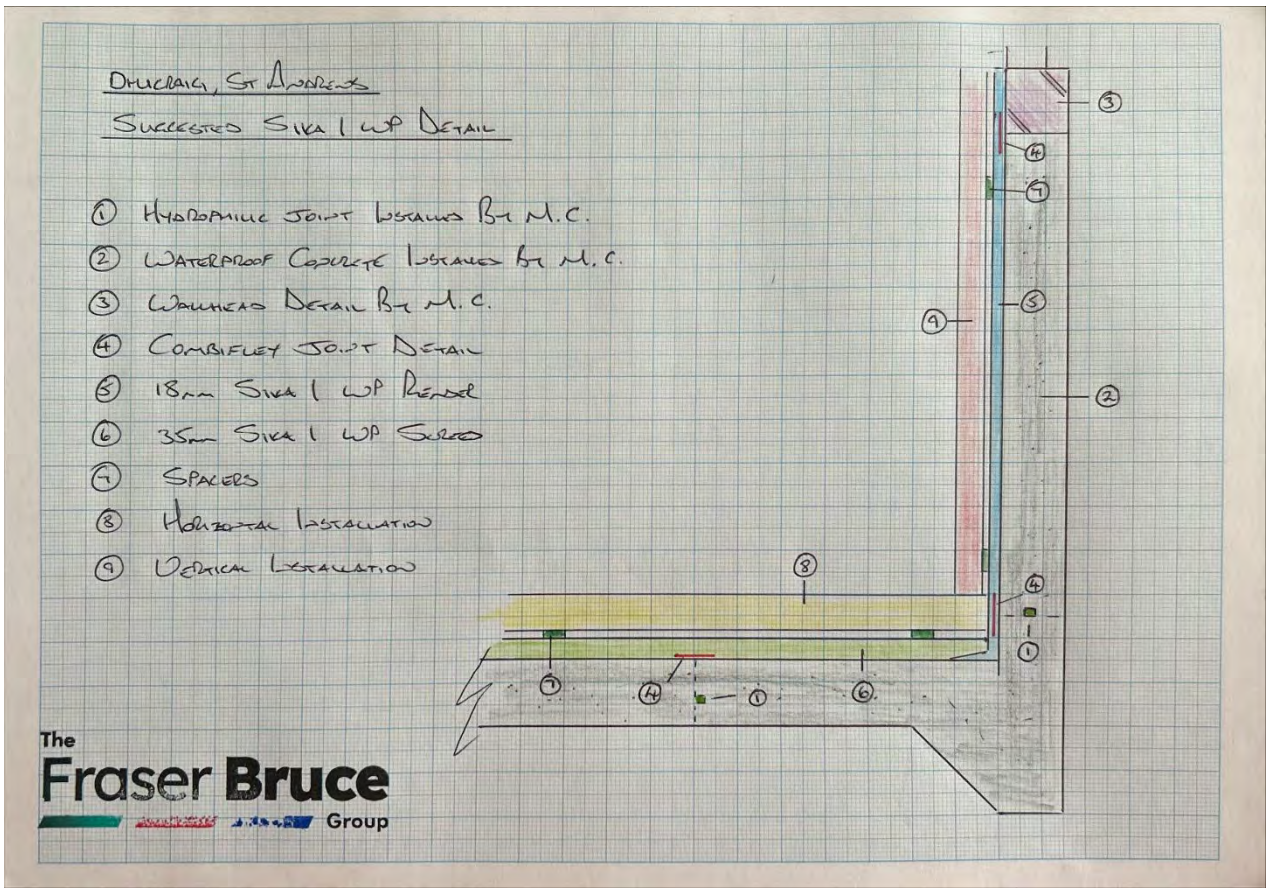
E. **Sub Contractor** = 8 Days for Robotic Breaker and operator to remove screed

Sub Contractor = **Approx 5%** of Overall Cost

F. **Misc** Costs for PPE etc = **Approx 4%** of Overall Cost

We are currently involved in an internal Sika tanking project in St Andrews and for the purposes of indication, we have attached the basic detail. The final detailing will be slightly different than required at Perth and there is a requirement at St Andrews for an additional Gas Membrane coating that should not be required at Perth. It does however indicate our general principle. We have also included the specification document from Sika, for that project. This can be provided for Perth if the principle is generally acceptable:

St Andrews Detail (Guide for Perth):



Sika Spec:

1 RETAINING WALLS AND GROUND SLAB - B100F®

1.1 SYSTEM SCHEDULE

AREA	MATERIAL
Project Type	New
BS8102:2022 Type	Type A
BS8102:2022 Grade	Grade 3
Additional Permeability Requirements	No Gas Specification Required
Solution(s)	Sika®-1 Mortar Waterproofing System
Solution(s)	Sikalastic®-6100 FX
Accessories	Sika®-1 Pre-bag Finishing Mortar
Accessories	Sika®-1 Pre-bag Render Mortar
Accessories	Sika®-1 Pre-bag Spritz Mortar
Construction Jointing	Not Applicable (Construction Joints)
Movement Jointing	Sikadur-Combiflex® SG-20 M
Movement Jointing Accessories	Sikadur-Combiflex® CF Adhesive Normal

1.2 SOLUTION INTRO

Sika® 1 Pre-Bagged Structural Waterproofing System mortars are pre-bagged kiln dried blends of specially graded aggregates, cements and waterproofing admixtures packaged in 4 grades at the appropriate mix ratios for optimum application performance and durability providing a quality controlled system.

When the system incorporates the Sika Combiflex system to seal joints, it can be used for internal waterproofing of below ground structures to meet the requirements of BS8102:2022 and complies with Type A waterproofing systems.

The system has a 100+ year track record, proven resistance to hydrostatic back pressure, can be applied to wet substrates and used on concrete, brick and structural blockwork.

1.3 SPECIFICATIONS

310 CEMENTITIOUS MORTAR TANKING/ DAMP PROOFING

To be read with Preliminaries / general conditions and the Sika 1 Prebagged System datasheet.

The details contained within this proposal are based on information available at the time of writing, it covers the installation of Sika materials and the preparation work necessary to provide a suitable substrate. Sika Limited cannot be held responsible for unknown site conditions or for the performance of materials within the system other than Sika products or Sika branded products.

A detailed method of work statement and programme of works should be agreed with the contractor before the commencement of the works.

The requirements of all relevant British Standards and Industry Codes of Practice should be complied with at all times.

110 PROPRIETARY MORTAR

- Substrate: Brick/Concrete/Concrete Block /Stone
- Manufacturer: Sika Limited
  - Product Reference: Sika-1 Pre-bagged Waterproofing System, Accredited by the BBA cert Number 00/3761
- Coats: Refer to Sika Limited Product Datasheet recommendations
  - Number: Walls 3, Floors 3
  - Nominal Thickness: Walls 6mm per coat, 18mm total
  - Floors 1st coat brushed, 2nd coat 10mm, 3rd coat 20mm. 30mm total

330 MOVEMENT JOINT SYSTEM

- Manufacturer: Sika Limited
  - Product Reference: Sikadur Combiflex SG
  - Application: In case of dirt clean the surface of the Sikadur®-Combiflex® SG Tape with a dry or wet cloth. Use water and NO SOLVENT for cleaning. Check the Sikadur®-Combiflex® SG Tape in respect of damages during storage and transport (e.g. heavy scratches) and remove critical parts if necessary. NOTE: NO ACTIVATION ON SITE REQUIRED
- In case of expansion joints or cracks > 1 mm the centre of the Sikadur®-Combiflex® SG tape must not be "bonded" to the substrate. In this case, apply masking tape on top of the joint / crack and on both sides of the joint before applying the adhesive. Apply thoroughly the mixed Sikadur®

Combiflex adhesive on both sides of the sealant / joint / crack onto the prepared substrate, using a suitable trowel or brush. If the concrete substrate is damp, work the adhesive well into the substrate with a brush. Layer thickness of adhesive should be 1 - 2 mm and the bonding width on each side of the sealant/joint/crack should be at least 50 mm on 20 cm wide tape, 40mm on 10cm wide tape.

- Before placing the Sikadur®-Combiflex® SG tape remove the masking strip on top of the sealant / joint / crack
- Apply the Sikadur®-Combiflex® SG 10/20M tape with the red tape facing upwards within the open time of the adhesive. Press the tape firmly and without trapping air into the adhesive by using a suitable roller. The adhesive should be squeezed out on both sides of the tape by ~ 5 mm.
- Apply the Sikadur®-Combiflex® SG Tape with the red middle strip facing upwards.
- Let the base layer of the Sikadur® Combiflex Adhesive achieve initial set before the top layer is applied. Apply the adhesive at a thickness of ~ 1 mm over the full width of the Sikadur Combiflex SG tape and extended a minimum of 10mm beyond edges of the Sikadur Combiflex SG tape.
- This is followed by the immediate removal of the red middle strip and the masking tape on both sides to ensure a neat and precise detail.
- The adhesive top layer may be smoothed with a brush using a diluted detergent. Allow adhesive to start curing first.
- Note: Do not use detergent if any coating is to be applied.
- Connection of Sikadur®-Combiflex® SG Tape
- Tape ends are connected by hot air thermal welding
- The welding area must be prepared by roughing the surface by scotch brite or sand paper. Roughen the tapes only in the welding area otherwise the bonding effect can be affected.
- Overlaps have to be 40 - 50 mm.
- Forming internal/external 90 degree corners.
- All internal/external corners should be formed by folding the Sikadur-Combiflex® SG Tape on site by careful use of a hot air welding gun.
- Sikadur® Combiflex® SG detailing is available on request including pipe penetrations.

350 MIXING

- **Sika-1 Waterproofing Render system (old system)**
- Factory-made pre-blended constituents:
  - Sika® 1 liquid admixture is diluted 1:10 by volume with clean water to form a gauging solution
- Render:
  - 1st coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar 5.7L gauging solution
  - 2nd coat 25 kg bag Sika® 1 Render Mortar 3.3L gauging solution
  - 3rd coat 25 kg bag Sika® 1 Finish Mortar 3.3L gauging solution
- A mixed 25kg bag of Sika® 1 Pre-bagged Spritz & Bonding Coat Mortar will yield ~12.5L of mortar which is sufficient to cover ~2m2 at 6mm thick.
- A mixed 25kg bag of Sika® 1 Pre-bagged render or finish mortar will yield ~ 12.5L of mortar which is sufficient to cover ~2m2 at 6mm thick
- Screed:
  - 1st coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar 5.7L gauging solution
  - 2nd coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar 5.7L gauging solution
  - 3rd coat 25 kg bag Sika® 1 Screed Mortar 2.5L gauging solution
- A mixed 25kg bag of Sika 1 Pre-bagged Spritz & Bonding Coat Mortar will yield ~ 12.5L of mortar which is sufficient to cover ~1.2m2 at 10mm thick.
- A mixed 25kg bag of Sika® 1 Pre-bagged Screed Mortar will yield ~ 12.5L of mortar which is sufficient to cover 0.6m2 at 20 mm thick.
- **Sika-1 Pre-Bagged Waterproofing Render system**
- Factory-made pre-blended constituents:
- Render:
  - 1st coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar with 5.5L clean water
  - 2nd coat 25 kg bag Sika® 1 Render Mortar with 3.1L clean water
  - 3rd coat 25 kg bag Sika® 1 Finish Mortar with 3.1L clean water
- A mixed 25kg bag of Sika® 1 Pre-bagged Spritz & Bonding Coat Mortar will yield ~12.3L of mortar which is sufficient to cover ~2m2 at 6mm thick.

- A mixed 25kg bag of Sika® 1 Pre-bagged render or finish mortar will yield ~ 12.3L of mortar which is sufficient to cover ~2m2 at 6mm thick
- Screed:
  - 1st coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar with 5.5L clean water
  - 2nd coat 25 kg bag Sika® 1 Spritz & Bonding Coat Mortar with 5.5L clean water
  - 3rd coat 25 kg bag Sika® 1 Screed Mortar with 2.5L clean water
- A mixed 25kg bag of Sika 1 Pre-bagged Spritz & Bonding Coat Mortar will yield ~ 12.3L of mortar which is sufficient to cover ~1.2m2 at 10mm thick.
- A mixed 25kg bag of Sika® 1 Pre-bagged Screed Mortar will yield ~ 12.3L of mortar which is sufficient to cover 0.6m2 at 20 mm thick.

360 COLD WEATHER

- General: Do not use frozen materials or apply coatings to frozen or frost-bound substrate
- Air temperature requirements: Do not apply coatings when at or below 5°C and falling, or below 3°C and rising.
- Temperature of work: Maintain above 5°C until coatings have hardened sufficiently.

410 SUITABILITY OF SUBSTRATES

- Preparation generally: All existing treatments shall be completely removed and the exposed surfaces roughened by mechanical or water blasting techniques, followed by washing down and brushing to ensure full removal of all loose material. Mortar joints should be bonded and sound. All laitance shall be removed to expose coarse aggregate by mechanical or water blasting techniques.
- Stability and soundness: The substrate must be structural sound.
- Key: Removal of all loose debris to give an exposed aggregate finish, free of laitance, and surface contamination.
- Contamination: Free from previous coatings and contaminants including dirt, dust, efflorescence, mould, oil, paint and plaster.
- Cracks, porous patches and other defective areas subject to water pressure and liable to admit water: Control and seal using waterproof mortar recommended by Sika Limited.
- Holes/Recesses for fixing (where permitted): Prepared to receive fasteners.
- Openings and chases: Prepared, including sleeves for pipe penetrations and chases to receive waterproofing compounds/sealants.

420 PREPARATION OF MORTAR JOINTS AND CAVITIES

- Mortar joints: Any defective mortar joint should be raked out to a depth of 20.0mm and repointed using Sika®-1 Finishing Mortar made up with clean water.
- Debris: Remove and flush out with water.
- Fill: Repoint with waterproof mortar to the tanking mortar manufacturer's recommendations.
- Blow holes, cavities, cracks, etc: Remove loose material and fill flush using waterproof mortar recommended by the tanking mortar manufacturer.

430 TANKING INTEGRITY

- Penetrations for fixings, services, etc.: Fixings, services or bearings should not penetrate the tanking which, after it is applied, should remain imperforate. Methods of avoiding fixings into waterproof coatings include:
- Freestanding supports/struts secured at ends by means of screw jacks.
- Adhesive bonding to the finished tanking - for lightweight fixtures and fittings only (e.g. surface mounted conduit, timber battens to receive pipe clips), using Sikaflex 11FC.
- Where bolt fixings are necessary for heavyweight fixtures and fittings, recesses (e.g. in in-situ concrete) preparation typically involves lining the recess with tanking mortar and then filling it in with appropriate mortar. Recesses in existing substrates are broken out and filled with waterproof mortar. Consult Sika Limited. Locations and details of fixings and services penetrations should be shown on technical drawings.

EXECUTION

510 APPLICATION GENERALLY

To qualify for a guarantee materials **MUST BE** installed by a Sika 1 Registered Contractor. Please contact

the specification author or Sika Ltd (01707 394444 www.sikawaterproofing.co.uk)

- Application methods and coating sequence:
- Immediately prior to application the substrate must be soaked with clean water however no standing water or puddles should be present.
- Sika® 1 Pre-bagged Waterproofing Render System
- First coat – Sika®-1 Spritz & Bonding Coat Mortar applied as a 6 mm spritz coat by casting on vigorously over the complete wall surface.
- Second coat – Sika®-1 Render Mortar applied by trowel at 6 mm as soon as the first coat has stiffened sufficiently (typically 4-5 hours later), with a coved trowel used at internal corners.
- A splatter coat of Sika®-1 render mortar or Sika Spritz and Bonding mortar, mixed with plain clean water or gauging liquid, is then applied to serve as a key for the third coat.
- Third coat – a Sika®-1 finishing mortar applied by trowel at 6 mm, finished with a wooden float to achieve a closed surface with neat edges.
- Should additional coats be required Sika®-1 Render Mortar is repeated on the second day and subsequent days before the application of the Sika®-1 Finishing Mortar final mix.
- Decorative Finishes Refer to Architectural and Engineering Considerations.
- Application Method / Tools
- Sika® 1 Pre-bagged Waterproofing Screed system
- First coat – Sika®-1 Spritz and Bonding Coat Mortar is applied as a bonding coat in sections by vigorously working into the surface using a stiff brush or broom
- Second coat – Sika®-1 Spritz and Bonding Coat Mortar is applied by trowel by waiting for the mortar to become a plastic consistency. This coat is laid whilst the first coat is still wet at a minimum overall thickness of 10 mm.
- Third coat – When second coat has hardened sufficiently to walk on, apply third coat. Sika®-1 Screeding Mortar is prepared to a semi-dry consistency and is applied in a coat of 20 mm minimum thickness whilst the previous coat is still green. Tamp vigorously, until moisture rises to the surface and finish off with a wooden float to achieve a flat, closed surface or to achieve a surface finish to suit the final floor covering. If third coat exceeds second coat by more than 24 hours, apply another bonding coat of Sika Spritz and Bonding Coat Mortar.
- Corner Fillet – Use Sika®-1 render mortar to form any optional cornet fillets.
- FORMATION OF LAP JOINTS:
- When applying Sika®-1 Pre-bagged Waterproofing Screed systems, successive coats will be lapped to eliminate a continuous butt joint through the mortar. The joints between successive coats of render and screed at day work joints must be stepped back to allow overlaps of a minimum 100 mm in length. Before continuing with the new work the lap will be prepared by brushing and priming with a bonding coat of Sika 1 Spritz and Bonding Coat Mortar.

520 JOINTS/JUNCTIONS AND PENETRATIONS

- Abutments, joints and active cracks: Sealed using Sikadur Combiflex SG.
- Movement joints: Centred over joints in substrate and extended through waterproof coating and finishes.
- Daywork joints in successive coatings: Staggered and lapped between render coats by 100mm.

530 APPEARANCE OF TANKING

- Render/Screed coatings: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
- The finish for the final coat is as for normal cement renders (typically a wood float finish or open textured sponge). The render may be left plain or alternatively, receive applied finishes, e.g. lightweight cement based plaster, ceramic tiles. Gypsum based plaster are not recommended.
- Accuracy: A true plane, to the correct line, thickness and level. Walls and reveals plumb and square with neat edges.

550 CURING AND DRYING

- General: Prevent premature setting, uneven drying and cracking of each coat.
- Curing coatings: Prevent evaporation from surface. Sika® 1 Pre-bagged Waterproofing render systems must be kept moist during the work period and for a minimum 7 day period after final application to stop drying out and reduce cracking. They should be prevented from being exposed to sudden changes in air temperature and relative humidity.
- Curing period (minimum): 28 days for full cur

560 PROTECTION

- Mechanical damage: Prevent impact and abrasion.
- Application of protective/linings of curing.

E40 DESIGNED JOINTS IN IN-SITU CONCRETE

To be read with Preliminaries / general conditions and the Sikadur Combiflex SG datasheet.

The details contained within this proposal are based on information available at the time of writing. It covers the installation of materials and the preparation work necessary to provide a suitable substrate. The manufacturer cannot be held responsible for unknown site conditions or for the performance of materials within the system other than the

Manufacturer's products or the manufacturers branded products.

A detailed method of work statement and programme of works should be agreed with the contractor before the commencement of the works.

The requirements of all relevant British Standards and Industry Codes of Practice should be complied with at all times.

120 CONSTRUCTION JOINTS GENERALLY

- Accuracy: Position and form joints accurately, straight, well- aligned and truly vertical or horizontal or parallel with setting out lines of the building.
- Modifications to joint design or location: Submit proposals.
- Placing concrete to form movement joints:
  - Maintain effectiveness of joints. Prevent concrete entering joints or penetrating or impregnating compressible joint fillers.

230 PREPARATION OF CONSTRUCTION JOINTS

- Roughening of joint surfaces:
  - Remove surface laitance and expose aggregate finish with a surface retarder.
  - Other methods: Submit proposals.
- Condition of joint surfaces immediately before placing fresh concrete: Clean and free from ponded or running water.

310 FLEXIBLE WATERSTOPS

- Manufacturer: Sika Ltd, Watchmead, Welwyn Garden City, AL7 1BQ
  - Product Reference: Sikadur Combiflex SG
- Application: In case of dirt clean the surface of the Combiflex® SG Tape with a dry or wet cloth. Use water and NO SOLVENT for cleaning. Check the Sikadur Combiflex® SG Tape in respect of damages during storage and transport (e.g. heavy scratches) and remove critical parts if necessary. NOTE: NO ACTIVATION ON SITE REQUIRED
- In case of expansion joints or cracks > 1 mm the centre of the Sikadur Combiflex® SG tape must not be "bonded" to the substrate. In this case, apply masking tape on top of the joint / crack and on both sides of the joint before applying the adhesive. Apply thoroughly the mixed Sikadur Combiflex Adhesive on both sides of the sealant / joint / crack onto the prepared substrate, using a suitable trowel or brush. If the concrete substrate is damp, work the adhesive well into the substrate with a brush. Layer thickness of Sikadur Combiflex Adhesive should be 1 - 2 mm and the bonding width on each side of the sealant/joint/crack should be at least 50 mm on 20 cm wide tape, 40mm on 10cm wide tape.
- Before placing the Sikadur Combiflex® SG tape remove the masking strip on top of the sealant / joint / crack
- Apply the Sikadur Combiflex® SG 10/20M tape with the red tape facing upwards within the open time of the adhesive. Press the tape firmly and without trapping air into the Sikadur Combiflex Adhesive by using a suitable roller. The Sikadur Combiflex Adhesive should be squeezed out on both sides of the tape by – 5 mm.
- Apply the Sikadur Combiflex® SG Tape with the red middle strip facing upwards.

- Let the base layer of the Sikadur Combiflex Adhesive achieve initial set before the top layer is applied. Apply the adhesive at a thickness of – 1 mm over the full width of the Sikadur Combiflex® SG Tape and extended a minimum of 10mm beyond edges of the Sikadur Combiflex® SG tape.
- This is followed by the immediate removal of the red middle strip and the masking tape on both sides to ensure a neat and precise detail.
- The Sikadur Combiflex Adhesive top layer may be smoothed with a brush using a diluted detergent. Allow adhesive to start curing first.
- Note: Do not use detergent if any coating is to be applied.
- Connection of Sikadur Combiflex® SG Tape
- Tape ends are connected by hot air thermal welding.
- The welding area must be prepared by roughing the surface by scotch brite or sand paper. Roughen the tapes only in the welding area otherwise the bonding effect can be affected.
- Overlaps have to be 40 - 50 mm.
- Forming internal/external 90 degree corners.
- All internal/external corners should be formed by folding the Sikadur Combiflex® SG Tape on site by careful use of a hot air welding gun.
- Sikadur Combiflex® SG detailing is available on request including pipe penetrations.

J10 CEMENTITIOUS MORTAR TANKING/DAMP PROOFING

To be read with Preliminaries / general conditions and the Sikalastic®-6100 FX datasheet.

Product description

Sikalastic®-6100 FX is a one component elastic and flexible lightweight membrane for waterproofing and concrete protection

The details contained within this proposal are based on information available at the time of writing. It covers the installation of Sika materials and the preparation work necessary to provide a suitable substrate. Sika Limited cannot be held responsible for unknown site conditions or for the performance of materials within the system other than Sika products or Sika branded products.

A detailed method of work statement and programme of works should be agreed with the contractor before the commencement of the works.

The requirements of all relevant British Standards and Industry Codes of Practice should be complied with at all times.

PERFORMANCE

This specification is for a waterproofing Type A solution in accordance with BS8102:2022 with the design intent of preventing water migration into the below ground structure.

All detailing materials, waterbars and ancillaries to be provided by a single source manufacturer

PRODUCT PERFORMANCE

Property Standard Unit Data
Density of mixed material EN 1015-6 g/cm3 approx. 1.2
Tensile strength 28 days EN ISO 527-1/-2 MPa 1.6
Elongation 28 days EN ISO 527-1/-2 % 29 (dry storage)
Capillary water absorption EN 1062-3 kg/m2 h0,5 0.02
Positive side waterproofing EN 12390-8 bar up to 5 (2mm thickness)
Negative side waterproofing based on UNI 8298-8 bar up to 2.5 (2mm thickness)

Static crack bridging: EN 1062-7 mm up to 2.0 (+20°C) up to 0.6 (-10°C)
Static crack bridging with conditioning EN 1062-7 EN 1062-11 - A4 (+20°C) A3 (-10°C)
Dynamic crack bridging with conditioning EN 1062-7 EN 1062-11 - B 3.1 (+20°C) B 3.1 (-10°C)
Water vapour permeability EN ISO 7783-1/2 SD 1.3 m (Class I, required < 5 m)
CO2 permeability EN 1062-6 SD 104 m (required > 50m)
Radon diffusion: - - 1.12 E-13·m2·s-1
Radon diffusion length - - 0.23 mm
Property Standard Unit Data
Adhesion strength EN 1542 N/mm² 2.0
Adhesion strength after freeze-thaw cycles (50) with
de-icing salts and Thunder Shower cycling (10) EN 13687-1 EN 13687-2 N/mm² 1.7
Abrasion resistance EN ISO 5470 -1 mg 1150 (required < 3000 m)
Impact resistance: EN ISO 6272 -1 Nm 5 (Class I, required > 4)
Resistance to salt solutions: No change observed in the product after 175 days of permanent immersion
Synthetic seawater based on DIN 50905-4 -
Salt mix solution
30 g/l NaCl, NaNO3, and NA2SO4 based on WTA-Merkblatt -
KJ solution (10 g/l) - -
NaSO4 solution based on Wittekindt-process -
Tap water - -

110 PROPRIETARY MORTAR

· Substrate: Concrete, check with Sika Limited for other substrates.
· Manufacturer: Sika Limited, Watchmead, Welwyn Garden City, AL7 1BQ.
· Manufacturer: Must be a member of the Property Care Association
· Product reference: Sikalastic®-6100 FX
· Colour : Light Grey or White
· Number of coats: 2
· Thickness: –1 mm per coat to give a final thickness of 2mm .
· Finish: Sikalastic®-6100 FX is not a decorative treatment and may display signs of "blooming" after rain or in damp weather. This does not affect the performance of the coating, in any way. Where Sikalastic®-6100 FX will be visible after completion of the works, then the off-white colour, which is aesthetically more pleasing, should be used. Trial areas should be conducted prior to application to ensure the required application can be achieved.

350 MIXING

· Factory-made pre-blended constituents:
o Sikalastic®-6100 FX must be mechanically mixed using a forced action mixer or in a clean drum using a drill and paddle (max. 500 rpm). A normal concrete free fall mixer is NOT suitable.

360 COLD WEATHER

· General: Do not use frozen materials or apply coatings to frozen or frost-bound substrates.



· Air temperature requirements: Do not apply coatings when below + 5°C (substrate temperatures).

PREPARING SUBSTRATES

410 SUITABILITY OF SUBSTRATES

· Preparation generally: Clean surfaces by blast cleaning, high-pressure water-jetting (400 bar), wire-brushing, grinding and abrading of ceramic tiles etc., in order to remove all previous coatings, any traces of grease, rust, release agents, cement laitance and any other material which could reduce adhesion.
· Stability and soundness: Free from movement, and loose or weak areas that will cause failure of tanking.
· Key: The surface must be pre-wetted to a saturated surface dry condition before application.
· Avoid any stagnant water presence or condensation / ponding on the surfaces before application.
· Contamination: All dust deposits from this preparation must also be removed i.e. by vacuum.
· Cracks, porous patches and other defective areas subject to water pressure and liable to admit water: Repair concrete substrates, if necessary, with an appropriate cementitious mortar from the SikaTop® or Sika MonoTop® range of repair materials.
· Holes/Recesses for fixings (where permitted): All connections between the substrate and pipe entries, plant and equipment, light switches etc., must all be sealed and watertight.
· Joints in concrete, pipes, anywhere else in the structure must also be sealed and made watertight.

EXECUTION

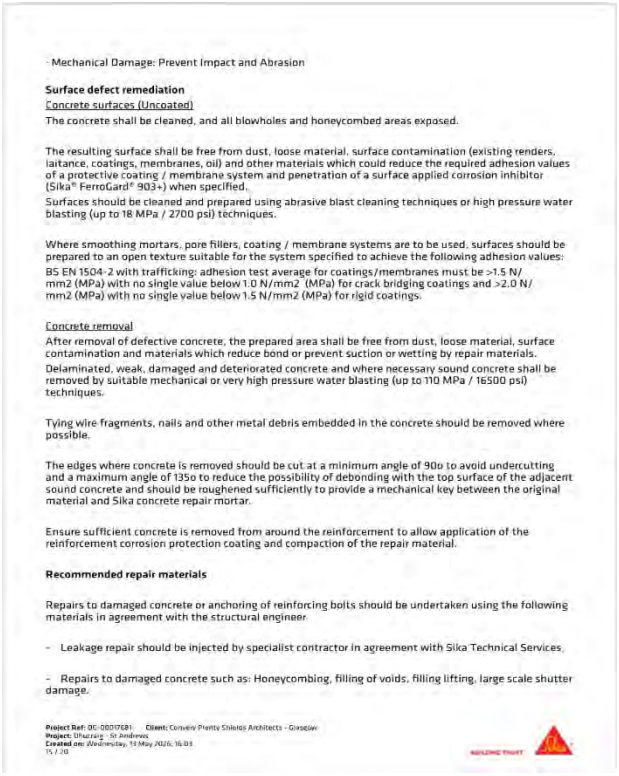
510 APPLICATION GENERALLY

· Application methods and coating sequence: Sikalastic®-6100 FX by:
· Brush
· Application by brush must be undertaken with the maximum attention to uniformly covering the whole surface. The maximum recommended thickness for these methods of application is 1 mm per layer. A total of 2 coats is required to give a final thickness of 2mm. Layer thickness up to 5 mm can be applied when reprofiling a surface.
· Spray
· Application by spray using an all-in-one mixing and spraying machine or separate spraying machine and all associated ancillary equipment to suit application volumes. Layers up to 2 mm can be achieved by spray in a single coat but afterwards should be brushed to give a uniform surface if required.
Layer thickness up to 5 mm can be applied when reprofiling a surface.

550 CURING AND DRYING

· General:
o Protect from rain for at least 24-48 h after application.
o The setting time can be influenced by high relative humidity, particularly in closed rooms or basements. The use of adequate ventilation is recommended.
· Curing Coatings:
o Avoid application in direct sun light, when rain is imminent or in strong winds.
o Curing period (minimum): 3 days dependant on the final finish, temperature and conditions .

560 PROTECTION



· Mechanical Damage: Prevent Impact and Abrasion

Surface defect remediation

Concrete surfaces (Uncoated)

The concrete shall be cleaned, and all blowholes and honeycombed areas exposed.

The resulting surface shall be free from dust, loose material, surface contamination (existing renders, laitance, coatings, membranes, oil) and other materials which could reduce the required adhesion values of a protective coating / membrane system and penetration of a surface applied corrosion inhibitor (Sika® FerroGard® 903+) when specified.
Surfaces should be cleaned and prepared using abrasive blast cleaning techniques or high pressure water blasting (up to 18 MPa / 2700 psi) techniques.

Where smoothing mortars, pore fillers, coating / membrane systems are to be used, surfaces should be prepared to an open texture suitable for the system specified to achieve the following adhesion values:
BS EN 1504 -2 with trafficking: adhesion test average for coatings/membranes must be >1.5 N/mm2 (MPa) with no single value below 1.0 N/mm2 (MPa) for crack bridging coatings and >2.0 N/mm2 (MPa) with no single value below 1.5 N/mm2 (MPa) for rigid coatings.

Concrete removal

After removal of defective concrete, the prepared area shall be free from dust, loose material, surface contamination and materials which reduce bond or prevent suction or wetting by repair materials.
Delaminated, weak, damaged and deteriorated concrete and where necessary sound concrete shall be removed by suitable mechanical or very high pressure water blasting (up to 110 MPa / 16500 psi) techniques.

Tying wire fragments, nails and other metal debris embedded in the concrete should be removed where possible.

The edges where concrete is removed should be cut at a minimum angle of 90o to avoid undercutting and a maximum angle of 135o to reduce the possibility of debonding with the top surface of the adjacent sound concrete and should be roughened sufficiently to provide a mechanical key between the original material and Sika concrete repair mortar.

Ensure sufficient concrete is removed from around the reinforcement to allow application of the reinforcement corrosion protection coating and compaction of the repair material.

Recommended repair materials

Repairs to damaged concrete or anchoring of reinforcing bolts should be undertaken using the following materials in agreement with the structural engineer

- Leakage repair should be injected by specialist contractor in agreement with Sika Technical Services.

- Repairs to damaged concrete such as: Honeycombing, filling of voids, filling lifting, large scale shutter damage.

Summary:

The provided proposal will require discussion however we trust that the information provided at present is of assistance. We are happy to discuss once you've reviewed.

Terms and Conditions of Tender

Item 01 – Interpretation

Item 02 – Carrying out of the Works

Item 03 – Payment and Acceptance

Item 04 – Variations and Delays

Item 05 – Liability

Item 06 – Insurances

Item 07 – Termination

Item 08 – Consents and Notices

Item 09 – Notice, Site Visits and Hours of Working

Item 10 – Protection of Work

Item 11 – Guarantee

Item 12 – Programming of Works

Item 13 – Completion Date

Item 14 – Credit Reference

Item 15 – Special Conditions of Tender

Item 16 – Preliminary Charges

Waterproofing Ltd – Terms and Conditions of Tender ("Conditions")
Tender Reference:

These Terms and Conditions shall apply to the provision of the works detailed in our Tender ("Works") by Waterproofing Ltd ("WP") to you ("The Client").

1. Interpretation

1.1 In these Conditions, unless the context otherwise requires:

1.1.1 the headings are included for convenience only and shall not affect the interpretation of these Conditions;

1.1.2 the singular includes the plural and vice versa;

1.1.3 a gender includes any other gender

1.1.4 a reference to a 'person' includes any individual, firm, partnership, company and any other body corporate;

1.1.5 a reference to a statute, statutory instrument or other subordinate legislation ('legislation') is to such legislation as amended and in force from time to time, including any legislation which re-enacts or consolidates it, with or without modification;

1.1.6 words importing persons shall include individuals, firms, partnerships, corporations, governments, governmental bodies and departments, authorities, agencies, unincorporated bodies of persons or associations and any other organisations having legal capacity;

1.1.7 except where the context otherwise requires, a reference to a clause is a reference to a clause of these Conditions

1.2 The Conditions shall be governed by and construed in accordance with the law of Scotland.

1.3 Any right of WP under these Conditions may not be waived by WP save by the giving of a written notice by a director thereof. No such waiver shall be of any past or future default, breach or modification of the terms, provisions, conditions or undertakings of this contract unless expressly set forth in such waiver.

1.4 These Conditions shall not be varied except by an instrument in writing of even date herewith or subsequent hereto executed by both parties by their duly authorised representatives in a self-proving manner.

1.5 The remedies expressly afforded by these Conditions for breach of contract on the part of WP are the sole and exclusive remedies of the Client for such breach by WP.

2. Carrying out of the Works

2.1 Unless otherwise agreed in writing, WP requires a minimum of two weeks' notice before the Works can commence.

2.2 The Client shall provide free of charge to WP all Items of Attendance required to facilitate the Works as listed in the Quotation for the entire duration of the Works including any extended period necessary. Any failure by the Client to provide the attendances shall constitute a Variation.

2.3 The Client shall provide free, unrestricted and uninterrupted access to the site to WP on the date agreed between the parties and this shall be maintained until the Works are complete.

2.4 The Works are to be undertaken in one continuous visit unless expressly stated otherwise.

2.5 The Quotation is subject to fluctuation and changes in the law. WP shall be entitled to recover any additional costs incurred plus 30% mark up for overheads and profit in relation to any labour, plant or material price fluctuations and/or changes in the law.

2.6 WP reserves the right to rectify any faults in their workmanship within a reasonable time from receipt of a written notice from the client. Faults in applied products or in the structure to which the product has been applied may take longer.

2.7 The Quotation is based on the working hours specified in the Quotation. If access is not provided during these hours for any reason, WP shall be entitled to recover any additional costs incurred as a result and shall be entitled to an extension of time which coincides with the period of time lost.

2.8 WP shall not be responsible for the protection of any Works.

3. Payment and acceptance

3.1 If WP is instructed to proceed with the Works, irrespective of whether that instruction is verbal or in writing, the Client will be deemed to have accepted the Quotation including these Conditions without qualification or alteration and the Works will be undertaken in accordance with the Quotation and these Conditions.

3.2 The Quotation is valid for 56 days only.

3.3 This Quotation is fully fluctuating in accordance with the NEDO Price Adjustment Formula Series 11.

3.4 The Quotation excludes VAT.

3.5 During the period up to payment of the agreed final account, WP shall be entitled to interim payments in intervals of 7 days.

3.6 Interim payments for the Works shall become due on provision of an invoice or application for payment by WP to the Client ("Due Date"). Such invoice or application for payment shall specify the amount WP considers to be due at the Due Date and the basis on which that sum has been calculated.

3.7 Not later than 5 days after the Due Date, the Client shall provide WP with a notice specifying the amount it considers to be or to have been due at the Due Date ("Notified Sum") and the basis on which that sum is calculated. It is immaterial that the sum may be zero.

3.8 If the Client fails to provide a payment notice in accordance with clause 3.6, WP 's invoice or application for payment referred to in clause 3.5 shall be regarded as a notice given pursuant to clause 3.6 and the amount notified as due therein shall become the Notified Sum.

3.9 The Client shall pay the Notified Sum by no later than the Final Date for Payment. The Final Date for Payment shall be no later than 7 days after the Due Date.

3.10 If the Client intends to pay less than the Notified Sum, it must, no later than 7 days prior to the Final Date for Payment, provide WP with a notice of the Client's intention to pay less than the Notified Sum. Such notice must specify the sum that the Client considers to be due on the date the notice is served and the basis on which that sum is calculated. It is immaterial that the sum may be zero.

3.11 If by the Final Date for Payment, the Client fails to pay to WP the Notified Sum or any part of it or the sum specified in any pay less notice given in accordance with clause 3.9, the Client shall in addition to any unpaid amount, pay compound interest on that amount thereon at the rate of 8% per annum above the Clydesdale Bank base rate from the Final Date for Payment until such payment is received in full.

3.12 Title for any materials, goods, plant or equipment supplied or to be supplied by WP will not pass from WP until the value of such materials, goods, plant or equipment is included in a payment from the Client to WP. WP reserves the right to remove any materials, goods, plant or equipment from site until such time as payment is received in full.

3.13 No retention or discount is implied unless explicitly stated and agreed in writing by WP and the Client.

3.14 Part II of the Housing Grants, Construction and Regeneration Act 1996 (as amended) shall apply to the provision of the Works.

3.15 Tender Split

3.15.1 For the benefit of this tender our Material/Labour split will be based on the following percentages.

	Structural Repair	**Industrial Flooring**	**Water Proofing**	**Heated Flooring**	**Pumped Screed**
Material	**30%**	**75%**	**30%**	**70%**	**80%**
Balance	**70%**	**25%**	**70%**	**30%**	**20%**

3.16 Should WP fail to submit an interim valuation within the requested date we assume that the Client will make an application on behalf to match our completed works on site using rates from our submitted tender.

3.17 Should payment terms not be met by the client then any guarantee offered by WP will cease to be active.

3.18 Should the client require that their payment terms take precedence over our payment terms then the cost implications will be charged accordingly, usually 2.5% of contract value per month of extension.

4. Variations and Delay

4.1 Variation means:

4.1.1 the alteration or modification of the design, the quality or (except where the works are remeasurable) the quantity of the Works including:

4.1.1.1 the addition, omission or substitution of any work;

4.1.1.2 the alteration of the kind or standard of any of the materials or goods to be used in the Works;

4.1.1.3 the removal from the site of any work executed or materials, plant or equipment.

4.1.2 the imposition in an instruction of the Client of any obligations or restrictions in regard to the following matters or any addition to or alteration or omission of any such obligations or restrictions that are so imposed or are imposed in regard to:

4.1.2.1 access to the site or use of any specific parts of the site;

4.1.2.2 limitations of working space;

4.1.2.3 limitations of working hours; or

4.1.2.4 the execution or completion of the work in any specific order.

4.1.3 any event or circumstances described as a Variation in these Conditions.

4.2 All instructions or directions from the Client shall be notified in writing.

4.3 Variations to the Works will be charged on a dayworks basis unless stated otherwise. The applicable rates for undertaking such works can be found attached within our schedule of rates. WP shall be entitled to charge for travel time, non-productive time or inefficient working. WP is not obliged to undertake any works associated with a Variation until the value of such Variation has been agreed in writing.

4.4 The following items are examples of typical situations where the necessity to carry out the works are per the schedule of rates might arise (This list is not exclusive).

4.4.1 Where the extent of the work required cannot be determined prior,

4.4.2 Where there is downtime incurred through no fault of WP,

4.4.3 Dealing with live water ingress,

4.4.4 Pressure grouting,

4.4.5 Tidal Working,

4.4.6 Where the client cannot give suitable work areas to justify rates,

4.4.7 Inclement Weather,

4.4.8 Working in conditions which do not concur with the technical requirements of the product,

4.4.9 Awaiting work permits.

4.5 Any dayworks sheets submitted to cover additional work shall be signed “As agreed”, on day of submission. Any sheets marked with “FRPO” will be taken as agreed to be charged.

4.6 Any refusal by the clients nominated person to sign these sheets could result in our works ceasing, immediately

4.7 Any standing time or delay incurred awaiting the approval of our sheets will be charged using these sheets.

4.8 By the client signing one of our sheets it is the agreement of the client that we will be paid in full for all labour, plant, vehicles, travel and material costs incurred during the period and as detailed on that sheet.

4.9 The specification detailed on this quotation are subject to such reasonable variation as may be required to take into account technical enhancement or problems of material supply not in the control of WP.

4.10 In the event that any Works are omitted from this contract, WP shall be entitled to payment of loss of overheads and profit calculated at a rate of 30% of the value of the omitted works.

4.11 If additionally instructed works are required that affect output on priced elements of work, the charge will cover the cost + mark ups for the additional works plus a further 50% of the calculated figure.

4.12 In the event that there are any discrepancies or divergences in or between any of the documents or information provided by the Client, these will be treated as a Variation.

4.13 In the event that there are any discrepancies or divergences between the Statutory Requirements and any of the documents or information referred to in clause 4.5, these will be treated as a Variation. Statutory Requirements are any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the Works or performance of any obligation in relation thereto and any regulation or bye-law of any local authority or statutory undertaker which has any jurisdiction with regard to the Works or with whose systems they are, or are to be, connected.

4.14 WP has the right to notify a reasonable objection to any directions or instructions issued by the Client in relation to provision of the Works and WP shall not be obliged to comply with such direction or instruction where a reasonable objection has been notified.

4.15 Any failure by the Client to provide any of the attendances referred to in clause 2.2 shall be treated as a Variation.

4.16 Any suspension of the Works shall be treated as a Variation. The Works shall not be suspended for longer than 4 weeks. If the Works are suspended for a total period of 4 weeks or longer, whether in a continuous period or not, WP shall be entitled to terminate its employer under this contract and shall be entitled to recover loss of overheads and profit at a rate of 35% of the value of the outstanding Works.

4.17 Any stoppages beyond the control of WP will be treated as a variation including stoppages for noise or nuisance.

4.18 No variation to the Works shall vitiate this contract.

4.19 In the event that a completion date has been agreed as part of this contract, WP shall be entitled to a reasonable extension to that completion date on occurrence of any Variation. WP shall also be entitled to recover its reasonable loss and expense incurred as a result of any delays or disruption caused by such Variation.

4.20 In the event that no completion date has been agreed as part of this contract, WP is required to complete the Works within a reasonable time.

4.21 If WP is prevented or impeded in the carrying out and completion of the works, it shall be entitled to recover its reasonable loss and expense incurred as a result of any delays or disruption caused by such prevention or impediment.

4.22 Unless identified as specific items being a requirement of the tender documents, no client 'Conditions of tender' or 'Terms of Contract' will supersede the contents of our 'Attendances' as we have clearly stated the list of items which have not been covered in our tender price.

4.23 If the client wishes to place an order for the works covered in our 'tender' but identifies an item in our 'attendances' which they would prefer that we address then this should be highlighted prior to agreeing a contract and we will submit a price to cover that item, or items, generally cost +25%.

4.24 Our 'Preliminary' item covers all preliminary costs in formulating our tender, setting up of site, specific contract plant, initial product deliveries, inductions and general site awareness. As such, Preliminaries will be charged in full in our first valuation. These will be issued as a valuation within the first week of any contract commencement.

4.25 Our 'Contingency' sum is a weekly charge made for non-billed items. Our initial 4 weeks 'Contingency' sum is included in any 'fixed price' tenders which we submit. Thereafter there will be a weekly charge to cover ongoing contingencies. The contingencies will apply from week one when the contract is being charged from a 'schedule of rates'.

4.26 Due to the constant increase in price from many of the main 'Specialist Product Suppliers' that we use, we may have to increase our prices in line with the manufacturers increases during a contract period. We will notify you of this and back it up with the manufacturers price list.

5. <u>Liability</u>

5.1 WP shall not be liable for any failure or delay in performing its obligations where such failure or delay results from any cause that is beyond the reasonable control of WP.

5.2 The Quotation does not include for any COVID-19 or similar pandemic guidelines issued by statutory authorities. If WP is required to work under certain restrictions, these are to be treated as a Variation. In the event of any delay, disruption or suspension of the Works due to any published government guidance or updated risk assessments or operating restrictions or changes in legislation in relation to a pandemic, WP shall be entitled to payment by the Client of any additional costs incurred by WP due to such delay, disruption or suspension. WP shall be compensated for inflationary increases in labour, plant and materials.

5.3 Should the cost of procuring any labour, plant or materials increase following the UK's exit from the European Union or the introduction of any subsequent trade agreement or legislation, such increase will be treated as a Variation. Should, following the UK's exit from the European Union or the introduction of any subsequent trade agreement or legislation, the delivery time for any materials increase causing delay, disruption or suspension of the Works, WP shall be entitled to payment by the Client of any additional costs incurred by WP due to such delay, disruption or suspension. A written notice from the written supplier stating that any such increase has been caused or brought about due to the issues outlined in this clause shall constitute adequate evidence of the same.

5.4 This tender proposal is predicated on market conditions and material availability prevailing at the date of the tender proposal. We have made no allowance for abnormal or exceptional increases in the cost of labour, plant, materials, transport or logistics arising from the ongoing conflict in the Middle East or related events and impacts on the supply chain. We reserve the right to revise our tender proposal to account for any cost increases or delays incurred after submitting this proposal. We will also need to make provision in any succeeding contract for the ongoing risk associated with these events

Should the cost of procuring any labour, plant or materials increase due to any war, civil commotion or the use or threat of terrorism and/or the activity of the relevant authorities in dealing with such event or threat, such increase will be treated as a Variation. Should, due to the aforementioned events in this clause, the delivery time for any plant or materials increase causing delay, disruption or suspension of the Works, WP shall be entitled to payment by the Client of any additional costs incurred by WP due to such delay, disruption or suspension. A written notice from the written supplier stating that any such increase has been caused or brought about due to the issues outlined in this clause shall constitute adequate evidence of the same.

5.5 WP shall not be liable for any indirect or consequential loss incurred by the Client or any third parties whether under or in connection with this contract or otherwise.

5.6 WP' liability to the Client for all uninsured matters arising under or in connection with this contract is limited to 5% of the Quotation value and this limit of liability applies in contract, tort or delict and otherwise to the extent permitted under the Laws of Scotland. Uninsured matters are those which are not covered by WP's existing insurance policies as set out in section 6 below.

5.7 WP's liability to the Client for insured matters arising under or in connection with this contract is limited to the levels of insurance cover specified in section 6 below and this limit of liability applies in contract, tort or delict and otherwise to the extent permitted under the Laws of Scotland. Insured matters are those which are covered by WP's existing insurance policies as set out in section 6 below.

5.8 WP's liability for liquidated and ascertained damages, delay damages or the equivalent is limited to £500 per week and its total liability is capped in accordance with clause 5.6.

5.9 Where any of the Conditions, or any other terms and conditions attached to the Quotation, are in conflict with any terms or conditions implied or contained in the Main Contract, Sub-Contract, Invitation to Tender, Order, or any other related document, our Conditions shall take precedence.

5.10 Nothing in the Quotation or these Conditions confers or is intended to confer any right to enforce any of its terms on any person who is not a party to it.

5.11 Neither party shall without the other party's express written consent assign this contract or any rights thereunder.

5.12 WP shall not provide any collateral warranties in connection with this contract.

5.13 WP shall not provide any performance bonds in connection with this contract.

5.14 WP don't not carry 'Design Liability'

5.15 Whilst WP will offer recommendations and advice on situations that might arise prior to or during a contract, based on our experience, this can not be considered as 'design'.

5.16 The client will be required to be satisfied that the recommendation suggested by WP are fit for purpose.

5.17 If a 'design liability' is required the client will be required to submit our proposal to a suitably qualified person for their approval.

6. Insurances

6.1 WP shall not be obliged to take out or maintain insurance in excess of the following:

6.1.1 Employer's Liability – £10,000,000 for any one Occurrence

6.1.2 Public/Products/Pollution Liability – £5,000,000 for any one Occurrence

All other insurances are to be provided by the Client.

7. Termination

7.1 If the Client:

7.1.1 wholly or substantially suspends the carrying out of the Works; or

7.1.2 fails to comply with any obligation under this contract or any other contract so that the reasonable progress of the Works is seriously affected; or

7.1.3 fails to make payment in accordance with these Conditions;

7.1.4 fails to comply with the CDM Regulations; or

7.1.5 commits any other breach of its obligations under the Conditions,

WP may give to the Client a notice specifying the default or defaults (the 'specified' default or defaults).

7.2 If a specified default continues for 7 days from receipt of notice under clause 7.1, WP may on, or within 90 days from, the expiry of that 7 day period by a further notice to the Client terminate WP's employment under this contract.

7.3 If WP for any reason does not give the further notice referred to in clause 7.2 but (whether previously repeated or not) the Client repeats a specified default, then, upon or within a reasonable time after such repetition, WP may by notice to the Client terminate WP's employment under this contract.

7.4 If the Client is Insolvent or makes any proposal, gives notice of any meeting or becomes the subject of any proceedings relating to any of the matters referred to in clause 7.10, the Client shall immediately notify WP.

7.5 If the Client is Insolvent:

7.5.1 WP shall be entitled by notice to the Client to terminate WP's employment under this contract;

7.5.2 pending such termination of WP's employment or the date for commencement of any continuation agreed between the parties, WP's obligations under the contract shall be suspended; and

7.5.3 such suspension of WP's obligations shall be deemed to be a default of the Client.

7.6 If WP's employment is terminated under any of the clauses 7.1 to 7.5:

7.6.1 WP shall with all reasonable dispatch remove or procure the removal from the site of any temporary buildings, plant, tools and equipment belonging to WP or WP's persons and all goods and materials;

7.6.2 WP shall with all reasonable dispatch prepare and submit to the Client an account setting out the amounts due under or in connection with this contract including:

7.6.2.1 the total value of work properly executed at the date of termination of WP's employment together with any other amounts due to WP under these Conditions;

7.6.2.2 any sums ascertained in respect of damages and/or loss and expense (whether ascertained before or after the date of termination);

7.6.2.3 the reasonable cost of removal under clause 7.6.1;

7.6.2.4 the cost of materials or goods properly ordered for the Works for which WP then has paid or is legally bound to pay plus an allowance for overheads and profit at a rate of 30%; and

7.6.2.5 any damages and/or loss and expense caused to WP by the termination.

7.6.3 after taking into account amounts previously paid to WP under this contract, the Client shall pay to WP the amount properly due in respect of the account within 28 days of its submission by WP to the Client, without deduction of any retention or discount.

7.7 Termination shall take effect on receipt of the relevant notice.

7.8 The provisions of clauses 7.1 to 7.7 are without prejudice to any other rights and remedies which WP may possess.

7.9 Irrespective of the grounds of termination, WP's employment may at any time be reinstated if and on such terms as the parties agree.

7.10 For the purposes of these Conditions:

7.10.1 a company or partnership becomes Insolvent when:

7.10.1.1 it has had a winding-up order made against it;

7.10.1.2 it has had a provisional liquidator or liquidator appointed to it;

7.10.1.3 it has passed a resolution for winding-up (other than in order to amalgamate or reconstruct);

7.10.1.4 it has had an administration order made against it or had an administrator appointed over;

7.10.1.5 it has had a receiver, receiver and manager, or administrative receiver appointed over the whole or a substantial part of its undertaking or assets; or

7.10.1.6 it has made an arrangement with its creditors.

7.10.2 an individual becomes Insolvent when:

7.10.2.1 it has presented an application for bankruptcy;

7.10.2.2 it has had a bankruptcy order made against it;

7.10.2.3 it has had a receiver appointed over its assets; or

7.10.2.4 it has made an arrangement with its creditors.

Each of clauses 7.10.1 and 7.10.2 also include any analogous arrangement, event or proceedings in any other jurisdiction.

8. Consents and Notices

8.1 Where necessary the Client are responsible for obtaining all consents which are required prior to WP commencing work.

8.2 WP reserve the right to terminate this contract in accordance with Clause 7, if any consent required is refused, denied or is granted subject to any condition, limitation or other qualification not provided for within this quote, or if any such condition, limitation or qualification is at any time imposed by notice served by any competent authority under any Act, Local Authority

regulation or Bye-Law. WP shall be entitled to reimbursement from the Client for any additional costs incurred as a result of such refusal, qualified grant or notices.

8.3 Where necessary the Client will be responsible for issuing all appropriate notices to any tenants, or occupiers of the premises, neighbouring or adjoining premises and any other building or area which may be affected as of a result of the works to be untaken within this quote. Including any notices which are required to be issued for temporary restricted access and noise, dirt, dust, etc. during the progress of the works.

9. Notice, Site Visits and Hours of Working

9.1 WP require not less than 14 days' notice before commencing work on site.

9.2 This quotation is based on the number of visits mentioned above within the cover letter of this documents. The Client shall permit WP full access to the areas to be treated at all reasonable times and shall not allow anything likely to impede the progress of WP's work or the normal transportation by WP of materials. If any additional visits are required WP will require adequate compensation for this.

9.3 This quotation is based on WP normal working hours which are dictated on the cover letter of this document. No allowances have been made for overtime working. It is presumed that WP won't require any permission from the Client if they elect to work overtime. If the request for overtime working has come from the Client additional charges may apply and costs will be submitted in the form of a variation.

10. Protection of Work

10.1 Protection of WP's work, material, and equipment during and after execution shall be the responsibility of the Client. Any mechanical or other damage, however caused (other than by the act of neglect by WP) will be repaired as a separate item to the contract and chargeable as an extra to the Client.

11. Guarantee

11.1 Where a guarantee is offered the work will be guaranteed in accordance with the attached specimen form of guarantee.

11.2 Unless previously agreed by WP and the Client, no material guarantee is included unless the specific manufacture offer a product guarantee.

11.3 WP offer a guarantee to all labour elements of their works which covers for a period of two years from the date of application, not the date the overall main contract works were completed.

11.4 Material failures will be the responsibility of the specified manufacturer.

11.5 Should it be a structural failure of the surface to which the specified product is applied then our guarantee will be null and void.

11.6 Any physical damage, drilling through, trafficking of surfaces by others prior to the manufacturers recommended curing period, excessive heat, excessive cold which causes damage to or failure of the applied product will be out with our guarantee responsibility.

11.7 Late payments of monies due to the relevant contractor will terminate our guarantee from that point.

11.8 Any works required by the client as urgent, but carried out with the manufacturers specification, will not be the subject of a guarantee.

11.9 Our guarantee is not Insurance backed. Should this be a requirement for the client then this could be arranged at a cost + 20% to the client.

11.10 Our guarantee is a standard 2 year guarantee. Should the client/main contractor require this period of guarantee to be extended then this is possible.

11.11 Any extended guarantee beyond two years will be charged as follows.

11.11.1 3 year extension up to overall 5 year period of guarantee = plus 5% of contract value.

11.11.2 Every additional year thereafter will be charged at 1% additional per year. i.e. an overall 8 year guarantee = 2 Years free, 3 years totalling 5% of cost and then + 3% of contract value for extra 3 years.

11.12 Material suppliers may offer their product guarantee which is out with our liability,

11.13 WP will not guarantee a client proposed specification.

11.14 Our guarantee does not cover consequential costs arising through the failure of any works carried out by any other company under The Fraser Bruce Group.

11.15 Non-compliance by the client in ensuring our work area is covered and heated to comply with the manufacturer of the product being applied will immediately nullify our guarantee.

12. Programming of Works.

12.1 Wherever possible, WP will offer a programme of works.

12.2 Any programme offered will make no allowance for downtime created by the clients failure to supply adequate work areas.

12.3 WP programme will make no allowance for unsuitable weather conditions such as extreme heat, rain or extreme cold.

12.4 If there is a concern over lengthy weather delays then the client must supply, at their costs, suitably heated cover protection kept at a temperature which complies with the relevant material manufacturers recommendations over a 24 hour x 7 day clock both during the application works and the manufacturers recommended curing period.

12.5 To comply with some specialist material applications it might be necessary to work continuously through weekends to allow continuity of works.

12.6 As with item 12.5, it may be necessary to extend our working day to comply with material manufacturers requirements. WP will accept no contra charge should this be a requirement.

13. Completion Date

13.1 Completion Dates provided by WP are only a best estimation at the time of commencement and WP shall be under no liability whatsoever for delay.

14. Credit Reference

14.1 WP reserves the right to obtain satisfactory credit reference from the Client before being bound by other contractual obligations.

15. Special Conditions of Tender

15.1 All quotations are based on the structure being in a suitable condition. Before the proposed works commence any defect to the structure shall be notified to WP and such defects must be endorsed on the quotation. WP shall not be responsible for making good any undisclosed defects prior to the contract and shall not be responsible for any remedial or additional costs caused by work to unsuitable structures.

15.2 WP shall be indemnified for any injury, loss or damage caused by undisclosed and or hidden defects and the Client shall insure against such liabilities and upon request by WP shall produce insurance details for inspection.

15.3

15.3.a WP shall at its own expense make good any defect in the workmanship notified in writing by the Client during the maintenance period so long as the said defects do not fall within clause one, or are faults in design or materials provided by the employer.

15.3.b Save as aforesaid WP shall not be liable to make good any defects on the work and in particular shall not be liable to make good or otherwise in respect of the following: -

15.3.b.i Faults arising in consequent of drawing, designs or specifications not prepared by WP.

15.3.b.ii Faults resulting from the work of any other trade.

15.3.b.iii. Faults in or due to the use of materials goods or specifications supplied by the Client.

15.3.b.iv Damage due to any alteration modification or repair of the works carried out by any person other than WP.

15.3.b.v Disturbance caused by movement, vibration, settlement, external pressures, stresses between materials or action of harmful substances.

15.3.b.vi The incorrect puncturing or piercing of the surface

15.4 WP can accept no responsibility for any damage caused by the piercing or puncturing of their finished work. It is recommended that if the Client wishes to pierce or puncture the surface they consult WP.

15.5 WP reserves the right at any time during the progress of the works to make variation in treatment or materials considered necessary, providing that such variations do not affect the quoted price, Agreement of any variations should be in writing from the client and approved by the client before being executed.

15.6 Unless otherwise agreed in writing the maintenance period shall be 6 months from the date which WP notifies the Client that the works are complete. Proved that WP notified the client that part or parts of the works are complete the said period shall in respect of these part or parts of the works run from the date or dates of such notification.

15.7 No remedial works or works under Guarantee will be carried out by WP unless payment is made in full of the final valuation of works submitted by WP.

15.8 Due to the sensitivity of many materials to extreme temperatures WP may, without incurring liability to the Client suspend the work if and so long as the ambient or substrate temperature drop below 5°C or rise above 25°C over a 24 hour clock.

15.9 If it is deemed necessary by the Client for WP to continue working while these temperatures continue, the customer shall supply, free of charge, suitable heating control to maintain working temperatures at such level and for so long as deemed necessary by WP over a 24 hour clock.

15.10 Unless otherwise notified in writing by WP, existing floor slabs are assumed to be sound construction. Floors laid over hard-core or over screeds on concrete slabs are not suitable for the application of many systems.

15.11 No allowances will be made for movement joints within applications at construction joint positions in the structure nor at positions where cracking is evident within the structure unless specifically requested to do so by the customer. Movement joints can be accommodated at the time of the main works at a price confirmed upon request or as stated in the quotation.

15.12 It is assumed that all floors to be screeded will be of sound and proper construction and will be protected from ground pressures by a proper damp-proof membrane.

15.13 Following preparation the substrate is to be examined by all parties to ensure it is of a sound nature as any failure will mirror throughout the floor screeds/coatings/renders etc.

15.14 Prior to preparation of any screeding works the entire area must be wind and watertight.

15.15 Throughout the duration of WP works no other trades should be in the designated working areas and no overhead work should be in operation during works or through the duration of the product curing.

15.16 Prior to any traffic all floors must be given adequate time to cure/set as per manufactures directions.

15.17 Following completion of WP works, It will be the responsibility of the client to protect the finished works from damages caused by early trafficking, spillage, vandalism or any other activity which may affect the finish.

15.18 Any spillages which require specialist preparation dependant on the nature of the product spilled will be charged as an additional cost to the client.

15.19 No client or main contractors conditions of contract will supersede our conditions of tender without additional financial payment to our relevant company for any additional costs that the clients conditions create over our tendered price/rates.

15.20 Our attached Attendances must be read in conjunction with our tender price. Any item requested but not supplied by the client/main contractor and subsequently supplied by our relevant company will be charged at cost plus 25%.

15.21 Any down time caused by lack of available work areas, other trades preventing productive access, inadequate client programming, waiting approval for variations, waiting for signatures of approval for Labour Sheets and inability of the client to provide minimum productive work areas will be charged as our 'Schedule of Labour Rates'.

15.22 On Certain contracts the minimum productivity charge will be stated.

15.23 The Operation and Maintenance Manual will be made available upon request following the completion of the project, provided that full payment has been received and no outstanding amounts remain due.

15.24 A collateral warranty may be provided upon request, subject to suitability and at the sole discretion of the Fraser Bruce Group. If deemed appropriate, this will be issued at costs plus 20%. The Fraser Bruce Group reserve the right to decline the provision of a collateral warranty if deemed unsuitable.

15.25 A performance bond may be provided upon request, subject to suitability and at the sole discretion of The Fraser Bruce Group. If approved, it will issued at cost plus 20%. The Fraser Bruce Group reserves the right to decline the provision of a performance bond if deemed unsuitable.

16. Preliminary Charges

16.1 Any item stated as a 'preliminary charge' covers the costs of our initial contract set up. As such, it will be charged at the commencement of our contract with payment due within 28 days.

16.2 Should the contract be split over several visits then a preliminary charge may be made against each visit.

General & Special Attendances

Attendances to be Provided				
	In Advance of Site Commencement	**N/A**	**Client**	**WPL**
1	All fixtures and fittings which restrict our works must be removed prior to our commencement on site.	☐	☒	☐
2	On completion of our works, all previous removed fixtures and fixings should be replaced taking care not to damage any of our recently applied works.	☐	☒	☐
3	Care must be taken to ensure that when replacing any fixtures and fixings they do not penetrate or damage any of the recently completed works. (This especially relates to Waterproofing systems.	☐	☒	☐
4	All materials, fixed plant, loose plant and furnishings, shelving, stored goods, etc. must be completely removed from both the access passageways into the work area, plus the actual work area on site.	☐	☒	☐
5	Before reinstatement of item 04) it is essential to ensure the recently completed works are fully cured to allow the intended loading. (This especially applies to flooring systems).	☐	☒	☐
6	All floors must be cleared of all debris and thoroughly vacuum swept prior to our commencement of works.	☐	☒	☐
7	All surfaces, walls, floors and soffits requiring to receive an application of any form must be free of any form of contamination prior to our commencement onsite.	☐	☒	☐
8	Where the area is flooded it should be pumped dry and thoroughly cleaned prior to our works being commenced.	☐	☒	☐
9	Any area subject to continuous flooding must be pumped dry prior to our commencement and maintained as dry during our works and throughout the relevant product curing periods	☐	☒	☐
10	All existing finishes and levels must comply with the product manufacturers requirements and should be confirmed prior to our commencement on site.	☐	☒	☐
11	All preparation must be 100% complete prior to commencement of applications.	☐	☐	☒
12	Should access be required by others over prepared and/or completed areas, then suitable protection must be laid.	☐	☒	☐
13	A suitable area outwith the area of application must be available for storage and mixing area set up	☐	☒	☐
	Basic Services	**N/A**	**Client**	**WPL**
14	Site inductions carried out and completed within the first two hours of our operatives arriving on site.	☐	☒	☐
15	Dedicated welfare facility	☐	☐	☒
16	Sanitary Unit maintained, clean & serviced throughout our work period	☒	☐	☐
17	Dedicated welfare drying room on external works.	☒	☐	☐
18	First Aid Facility with experienced nominated First Aider.	☐	☒	☐
	Electricity	**N/A**	**Client**	**WPL**
19	110v Supply to work area and suitable for minimum of 4 tools working simultaneously. 16Amp & 32 Amp Fittings	☐	☐	☒
20	415v 3-Phase Supply (This is not a standard requirement, and we will notify when required)	☐	☐	☒
21	Adequate lighting of all work areas and all access passageways	☐	☒	☐
22	Localised Specific lighting.	☐	☐	☒

	Water. At Work Areas	**N/A**	**Client**	**WPL**
23	Normal mains tap pressure supply at area of working.	☐	☒	☐
24	Standpipe within reasonable access to area of works.	☒	☐	☐
	Safety Concerns	**N/A**	**Client**	**WPL**
25	All necessary protection of others on site and property against the potential of debris arising from our works.	☐	☒	☐
26	All necessary protection for our operatives against debris dropping from above.	☒	☐	☐
27	No other trades which are creating dust must be allowed to work within the work area of our operatives.	☐	☒	☐
28	No fume creating plant should be allowed to operate within our work area.	☐	☒	☐
29	No plant of other contractors should be allowed to operate within our work area.	☐	☒	☐
30	Should noisy plant be operating in and around our work area then suitable ear defenders must be supplied to our operatives	☐	☒	☐
31	A suitable decibel meter	☒	☐	☐
	Working in inclement weather or low temperatures.	**N/A**	**Client**	**WPL**
32	Secure, dry and frost free storage for material and plant.	☐	☒	☐
33	Erection and maintenance of adequate protection for our works and operatives from inclement weather.	☐	☐	☐
34	Create a suitably heated work area bases on the specific requirements of the product being applied	☒	☐	☐
35	If applying a product that is susceptible to temperature restrictions then both the ambient temperature and the surface to which the product is to be applied have to be kept at the manufacturers recommended minimum temperature. Normally 10ºC	☒	☐	☐
36	It should be especially noted that the temperature requires to be raised at least 72 hours prior to the works commencing on site and maintained over a 24 hour x 7 day clock throughout the duration of our works and also during the curing period as stated by the relevant product manufacturer.	☒	☐	☐
37	Any security required to maintain the works through a 24 hour x 7 day process.	☐	☒	☐
	Parking on site and facilities.	**N/A**	**Client**	**WPL**
38	Parking should be available for two transit size vans.	☐	☒	☐
39	Transport must be allowed access on to site to make deliveries.	☐	☒	☐
40	General site security	☐	☒	☐
41	Space for Office/Container	☐	☒	☐
42	Provision of Office/Container	☐	☐	☒
	Waste Removal.	**N/A**	**Client**	**WPL**
43	A suitable skip be supplied for any general waste that we create. (Note; we will remove any resin contaminated tins/ drums to our depot for special disposal. This will be charged at cost + 20%)	☐	☐	☒
	Traffic Management.	**N/A**	**Client**	**WPL**
44	On site traffic management to avoid disruption of our works	☐	☒	☐
45	Unloading to storage point	☐	☐	☒
46	Unloading to work area	☐	☐	☒

	Other Trades	**N/A**	**Client**	**WPL**
47	Should other trades be required to assist us with works which are out with our trades skills then they will be made available to us free of charge i.e. welders, joiners, plumbers, electricians, scaffolders etc.	☐	☒	☐
48	If we are required to work in conjunction with other trades, then this will be programmed by the main contractors/clients staff prior to us commencing on site.	☐	☒	☐
	Special Attendances	**N/A**	**Client**	**WPL**
49	Suitable wash area for concrete supply trucks, mixers, pumps etc	☒	☐	☐
50	Temporary Roads, Foot paving and paths	☒	☐	☐
51	**Strip out and reinstatement of finishes, electrics, plumbing etc**	☐	☐	☐
52		☐	☐	☐
53		☐	☐	☐
54		☐	☐	☐
55		☐	☐	☐

SCHEDULE OF DAYWORK RATES

LABOUR RATES	APPLICABLE FROM 1ST FEB 2025			
Class of Operative	**Grade**	**BASIC**	**NPOT**	**TT**
Foreman/Tradesman 1	A	£63.75	£28.70	£10.00
Tradesman 2	B	£61.30	£27.60	£10.00
Mixer/Tradesman	C	£58.90	£26.50	£10.00
Mixer/Labourer	D	£56.95	£25.60	£10.00
Storeman / Delivery	E	£52.25	£23.50	£10.00
Engineer Hourly Rate		£125.00	-	£32.50

Basic = Basic Hours Worked - NPOT = Non-Productive Overtime - TT = Travelling Time

BASIS OF LABOUR CALCULATIONS

Monday - Thursday	08.00 - 16.30	=	Basic Hours
Friday	08.00 - 15.30	=	Basic Hours
Saturday	08.00 - 12.00	= Time plus Half	= Basic Hours + 50% N.P.O.T.
	All Hours thereafter	= Double Time	i.e. Basic Hours + 100% N.P.O.T
Sunday	All Hours	= Double Time	= Basic Hours + 100% N.P.O.T

All hours thereafter up to 22.00 hours charged at Basic plus 50% of N.P.O.T. rate. i.e. Time plus Half
All hours between 22.00 hours and 08.00 hours the following day charged at Basic plus 100% of N.P.O.T. rate. i.e. Double Time.

A. Any Labour supplied to site to carry out work on a Dayworks basis will be charged for a **minimum eight hours** per day.
B. Any Labour requested to carry out works on a Dayworks basis thus disrupting productive contract work will be charged for a **minimum eight hours** per day.
C. Our Basic Rate does **NOT** include Travelling Time which will vary based on location of site from a **Glasgow** base.
D. Deliveries of Internal Plant and Stock Materials will be charged accordingly.

VEHICLE CHARGES		DAILY RATE	£75.00
		MILEAGE	£0.75

PLANT CHARGES	VAN PLANT	DAILY RATE	£65.00
		WEEKLY RATE	£245.00

MATERIALS	LIST	+ 15%
MISCELLANEOUS	COST	+ 15%
LODGINGS	COST	+ 15%
SUBCONTRACTORS	COST	+ 25%
HIRE PLANT	COST	+ 25%
PPE	DAILY RATE PER OPERATIVE	£10.00

STANDARD 2 YEAR GUARANTEE

CLIENT				
PROPERTY ADDRESS				
CONTRACT REFERENCE				
DATE OF COMPLETION				
DATE OF VALUATION				
PAYMENT RECEIVED				
END DATE OF GUARANTEE				

1. **This Guarantee is issued by Waterproofing Limited subject to and in accordance with the terms of the above noted contract and the guarantee conditions set out within and relates solely to the work carried out at the above noted property by Waterproofing Limited**
2. **This Guarantee shall be construed in accordance with Scottish Law and is in addition to any other legal rights which the client may have.**
3. **If within two years from the date of completion of work carried out by Waterproofing Limited under the Contract there shall become apparent any defect in the workmanship, Waterproofing Limited shall, subject to the guarantee conditions set out herewith, remedy such defect, providing non-restricted access is available to the works.**
4. **Subject to the guarantee conditions of the tender, this Guarantee shall remain in force notwithstanding a change of ownership providing RIF are notified in writing of the change within one calendar month of such change.**
5. **This Guarantee is only active in the circumstances that payment has been made in full within 28 days of the works being completed.**
6. **This guarantee covers no consequential damage guarantee.**
7. **When offering a guarantee for our works all Valuations / Invoices must be paid in full with no retention deduction as our guarantee replaces the necessity for retention of any monies from our account.**
8. **Save as aforesaid Waterproofing Limited shall not be liable to make good any defects in the work in respect of the following:-**

    a) **Damage arising from any alteration, modification or repair of the works carried out by any persons other than Waterproofing Limited**

    b) **Damage caused by movement, vibration, settlement, external pressures, stresses between materials or action of harmful substances.**

    c) **Faults resulting from the work of any other trades.**

    d) **Faults arising in consequent of drawings, designs or specifications not prepared by Waterproofing Limited**

    e) **Damage caused by negligence or malicious intent by others including the client or their employers or any person out with their employment.**

    f) **Faults arising in consequence of hidden defects in stability and /or construction of the building.**

    g) **Faults in or due to the use of materials, goods or specifications supplied by the employer.**

    h) **Faults arising due to the lack of cleaning and maintenance of the works by the client.**

    i) **Puncturing of any system by anybody not in the employ of RIF**

Signed on behalf of Waterproofing Limited

DATE **NO.**

Guarantee is issued upon receipt of payment if made in full as per our provided Payment Terms

SAMPLE

Appendix B

Contract Detail:	Perth College, Brahman Building		
Client/Main Contractor:	Turner Townsend		
Company:	Waterproofing Ltd	Date:	24 June 2026
Weather :	Internal N/A	Time:	09:06 pm
Task :	Basement Area WP Investigation	Materials:	Sika

Comments & Observations

We set out to establish some basic detailing, more to confirm substrate build up and condition, however also to confirm our antipathy failure points with the existing installation.

Points to Review:

1. Wall/Floor junction detailing at internal and perimeter walls - Investigation at the internal walls indicated that the sheet membrane system had been lapped across a base layer section of the wall, prior to the internal wall being built off of that installation. Exposure at the perimeter wall showed the membrane simply terminating against the wall with no obvious vertical application.

2. Substrate make up on staired seating area - The base tread/riser was found to be installed across the screed that is in position across the floor. The WP was below this screed as per main area. Further digging showed the WP membrane to be lapped up the 1st stair riser and across the tread. It was held in place with a concrete installation to both faces. Drilling through the 2nd stair, vertically and horizontally did not indicate membrane and highlighted concrete depth in excess of 150mm

3. Thickness of the concrete base - Drilling at 2 locations was stopped at 250mm without breach of the slab.

4. Quality of the concrete base - Scabbling of the slab indicated a good solid suitable for bonded WP application.

5. Surface application on vertical walls - Cut back of this indicated a 15-20mm render application onto block work.

6. Bond of existing membrane to the base - The sheet membrane peeked back with relative ease in the small area tested. No primer exposed.

Advisory Items:

Requests:

Supporting Photographic Evidence

1:



Horizontal sheet membrane lapping across base of internal wall prior to wall being fully constructed.

2:



Horizontal sheet membrane lapping across base of internal wall prior to wall being fully constructed.

3:



Sheet membrane terminating against perimeter wall with no vertical detailing

4:



Horizontal sheet membrane lapping across base wall prior to wall being fully constructed.

5:



Perimeter opening.

6:



Perimeter opening showing block substrate on vertical.

7:



Location at stair seating. Bottom of photo shows base tread and riser (not carpeted)

8:



Cut at riser on 1st stair shows membrane behind

9:



Further cut shows split in membrane

Supporting Photographic Evidence

10:



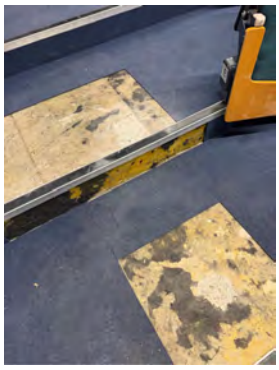
Further cut shows membrane across horizontal tread

11:



Drilling into 2nd stair to 150mm. No membrane detected in dust.

12:



Solid Scabble of stair section shows decent concrete.

13:



Removal of sheet membrane and Scabbling of concrete shows good quality concrete. Drill hole to 250mm

14:



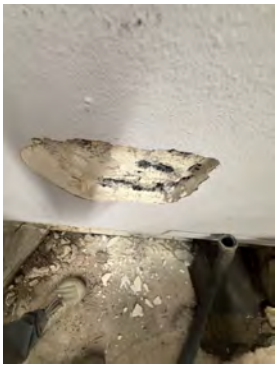
Drill in hole

15:



250mm measurement

16:



15/20mm plaster render onto block work

Manager/Supervisor :

Date: 25 June 2026

Ref R&S / UHI 01

18th June 2026

University of Highlands & Islands - Perth
Crieff Road
Perth
PH1 2NX

For the attention of John McGee

Tender Submission: UHI Perth – Brahan Building – Lower Ground Floor Lecture Theatre & Classroom Waterproofing

We thank you for the opportunity to submit a tender for the above project. We have pleasure in enclosing the tender documentation which we have completed as far as possible in accordance with your requirements.

In relation to our submission, we request you note the following integral points associated with our tender:

General Points of Clarification

1. **VAT** – Please note our offer excludes VAT which should be added at the prevailing rate.

2. **Programme** – We have included a draft tender programme based on a 11 week on-site duration. Should our tender be of interest we would look to further develop this programme to ensure that it provides the optimum project delivery.

3. **Contract Terms & Conditions** – Our tendered price is submitted on the basis that contract terms and conditions are to be mutually discussed, agreed and executed between both parties prior to contract award. We would suggest that a standard form of minor works contract would provide an appropriate and balanced contractual framework for the project. Examples may include recognised industry forms such as SBCC, JCT or similar, suitably amended to reflect the specific project requirements and agreed risk allocation. We remain fully committed to working collaboratively to reach a mutually acceptable contractual position.

4. **Presence of Asbestos** – We would note that we have not allowed for the removal of Asbestos Containing Materials. We would confirm that any asbestos discovered during the currency of the work will be dealt with by way of a variation and removed in accordance with statutory requirements.

5. **Lighting, Power, Wate**r – We have assumed free use of all electricity, gas, water and drainage requirement for our building works for the duration of the project.

6. **Schedule of Works –** We have priced in accordance with the information noted within our Scope of Works Document including bespoke Waterproofing design.

7. **UHI Direct Strip out Works –** We would confirm our understanding that UHI will isolate and strip all IT / AV / Data and Radiators prior to our works commencing on site.

8. **Fire Alarm –** We confirm our understanding that UHI will be responsible for the removal of all smoke detectors, manual call points, and sounders within the affected areas prior to the commencement of works. We will work collaboratively with UHI Estates to develop and implement a formal permit-to-work system

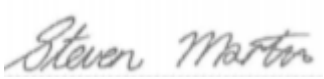
governing the temporary isolation of fire alarm zones during construction hours. Where detectors remain in place, appropriate protective measures (e.g. temporary covers) will be utilised to prevent false alarms or contamination during dusty activities. A site-specific Fire Safety Plan will be established and maintained throughout the works. This will ensure adequate fire precautions are in place whilst any zones are isolated during working hours. All isolated zones will be fully reinstated, tested, and returned to normal operation at the end of each shift to ensure full fire detection coverage during evenings and weekends.

9. **AC Units –** We have not included for removing and reinstating air conditioning units. It would be our intention to isolate and protect these during the currency of our works.

10. **Electrical Isolations –** We have based our pricing on the assumption that existing circuit schedules and records are available, accurate, and sufficiently detailed to facilitate electrical and associated services isolations. All isolations will be undertaken in coordination with UHI Estates. However, should additional electrical tracing, verification works, or modifications to existing circuits be required due to inaccuracies or incomplete information, these activities are not included within our tender sum. Any such works will be treated as a variation or, alternatively, may be undertaken directly by UHI Estates.

I trust the foregoing meets with your approval and acceptance however should you have any queries regarding our tender please do not hesitate to contact the writer.

Yours Faithfully



Steven Martin
Commercial Manager
Email steven.martin@woodrot.com
Enc.

Appendix D

Richardson & Starling

Delivering Property Care Since 1935

Richardson & Starling

Building Preservation and Refurbishment

Survey Report



Property Surveyed: Brahan Building, Perth UHI

Instructed by: Tessa Ward

Surveyed by: Allan Brown CSRT, CSSW

Date of Survey: 27th April 2026

Celebrating 90 Years in Business

Property Care Association Member
Registered in England No. 944470
Registered Office: Pacific House, Parkhouse, Carlisle, CA3 0LJ

PCA Property Care Association — THE PROPERTY CARE AWARDS 2019
Innovation Award Winner

Richardson & Starling
Delivering Property Care Since 1935

Richardson & Starling
Delivering Property Care since 1935

Richardson & Starling (Northern) Limited
Affinity House,
Affinity Business Centre,
Harrison Rd, Dundee
DD2 3SN

Tel: 01382 818898
Email: dundee@woodrot.com
www.richardsonandstarling.co.uk

18th June 2026

Our Ref: T26/00296

University of Highlands & Islands – Perth
Crieff Road
Perth
PH1 2NX

For the attention of John McGee

Dear Sirs,

Property Surveyed: Brahan Building, Perth University of Highlands & Islands

In accordance with your verbal instructions our Surveyor Allan Brown visited the above property on the 27th April 2026 to investigate the prevailing damp conditions within the lower ground floor area and we now submit our findings, specification and quotation for the appropriate waterproofing system and associated builders work.

For reference purposes all directions are taken from outside the property facing the front elevation.

This report to be read in conjunction with the separately provided drawings and details.

In order to facilitate the application of our recommended repairs it will be necessary for **"the client"** to carry out the preparatory and reinstatement works detailed under the heading "client's responsibilities" in the "Schedule of Works" detailed below.

Weather Conditions
Our survey was carried out during a dry period of weather

Scope of Report

This report covers the design principles and installation requirements associated with the Type C cavity drained waterproofing system proposed to protect below ground retaining walls and associated floor constructions.

The report includes:

- Assessment of the waterproofing requirements.
- Consideration of BS 8102:2022 recommendations.
- Identification of the intended Grade of Environment.
- Description of the proposed Type C waterproofing system.
- Inspection and maintenance requirements.

Description of Structure

The building comprises a large university facility incorporating extensive below-ground retaining wall construction.

The below-ground elements consist predominantly of reinforced concrete walls extending below external ground level. Internal spaces adjacent to these structures comprise:

- Teaching accommodation.
- Plant areas.
- Storage facilities.
- Circulation areas.
- Ancillary university accommodation.

Approximate depth below external ground level: 0 – 4m

Grade	Performance Level
1a	Seepage and damp areas from internal and external sources are tolerable, where this does not impact on the proposed use of the below ground structure. Internal drainage might be necessary to deal with seepage.
1b	No seepage. Damp areas from internal and external sources are tolerable.
2	No seepage is acceptable. Damp areas as a result of internal air/moisture/condensation are tolerable; measures might be required to manage water vapour/condensation.
3	No water ingress or damp areas is acceptable. Ventilation, dehumidification, or air conditioning necessary; appropriate to the intended use.

'Seepage' -slow transmission of water through discrete pathways of a structure
'Damp' -area which is slightly wet but no seepage

Water Table Level
BS 8102 advocates that even when soil investigation reveals low water table levels the specifier of the waterproofing system should assume that water will come to bear on the structure at some point in its lifespan i.e. water table change, drains can block up and heavy rain can cause localised ground saturation.

BS 8102 acknowledges that any waterproofing system may be subject to defects and it lists various points which you should consider: -

a) The consequence of any leakage, condensation or dampness.
b) The feasibility and form of remedial works.
c) The scope of testing during construction.
d) The risk of aggressive ground water penetrating the structure causing damage.

e) The risk of changes to surrounding ground water regime.
f) The impact of the chosen method of construction and risk attendant upon less than adequate workmanship.

Types of Waterproofing for Basements

TYPE A: Tanked Protection
Typically brick, block or stone or non-waterproof poured concrete. Relies on an applied continuous waterproof barrier known as “Tanking”.

TYPE B: Waterproof Structure
Designed to be a water-resistant concrete shell, typically designed in reinforced concrete does not require to be waterproofed separately.

TYPE C: Drained Cavity Construction
Designed to incorporate a drained cavity within the walls and or floor such that free water affecting the basement is managed and removed to keep the area dry.

Water Removal for Type C waterproofing
Where drainage channels are connected to existing drainage, it is essential existing drainage requires to be maintained in effective working order to ensure effective water removal from the basement.

Recommendations
We recommend that a Type C membrane system is installed achieving a grade 3 environment, as detailed in the attached schedule of works and drawings.

As the basement floor is on a sloping site, we can safely drain water by gravity. To be considered “safe drainage” the water must enter a drainage point that is below the basement floor. Where the cavity drainage membrane system is connected to the existing drainage system it is the clients’ responsibility to always maintain the drainage system in effective working order.

It is important that consideration be given to achieve adequate heating and ventilation in the area and you should ensure that appropriate heating and ventilation is installed to keep air quality and relative humidity at acceptable levels to prevent condensation.

We have made an allowance to cut channels in the existing slab to allow the installation of a permitter drainage channel. The client should engage a structural engineer.

At times ground gases can infiltrate below ground areas. Please note that we have not carried out an investigation to the soil surrounding the property and have not tested for ground gasses within the basement during our inspection.

Assessment of Risk

Based upon the available information, the structure should be assumed to be subject to groundwater ingress risk throughout its design life.

Description of Proposed Type C System

The proposed waterproofing measures comprise:

Waterproofing

- High-density studded cavity drain membrane fixed to below-ground walls.
- Sealed joints in accordance with manufacturer requirements.
- Proprietary fixing plugs and sealing grommets
- Floor cavity drain membrane linked continuously with wall membranes.
- Perimeter drainage channels positioned at wall/floor junctions.
- Inspection and maintenance ports installed at suitable intervals.
- Accessible flushing points incorporated.
- Drainage channels connected externally into existing property drainage system.

Internal Finishes

- Independent internal lining systems.
- Service penetrations sealed using proprietary details.

Schedule of Works | Richardson & Starling Operatives

In conjunction with our marked drawing & System Detail Drawings:

- Cut and fit polythene protection from entrance to area of treatment.
- Cut and install 8mm stud cavity wall membranes to wall areas detailed fixing in position using appropriate brick plugs sealed with butyl rope.
- Seal all wall membrane joints using butyl sealing tape.
- Install Aqua Channel perimeter drainage channel & cross floor channel into pre-formed floor recess.
- Install Aqua Channel cleaning ports per 12 linear meter straight run and at each change in direction.
- Install Aqua Channel drainage outlets at appropriate locations.
- Connect Aqua Channel to existing external drainage system using 40mm pipework.
- Install 20mm stud cavity drain floor membrane to all floor areas detailed.
- Seal all floor membrane joints using butyl sealing tape.
- Apply RIW Cementseal primer to wall areas detailed & slab step areas.
- Install RIW Cementseal HB 25mm x 25mm fillet at base of walls and slab step at areas detailed.
- Apply 2 coats Cementseal to wall areas detailed.
- Apply RIW Toughseal to slab step area.
- Bag all debris and carry out builders clean to work area(s).

Schedule of Works | Client's Responsibility

To facilitate the application of our recommended repairs it will be necessary for **"the client"** to carry out the preparatory and reinstatement works as detailed below. No allowance has been made for these works in our quotation.

Externally

- Check roof covering for ingress of water and repair as required.
- Check guttering, downpipes and drains and repair as required.
- Check and repair external pointing and render.

Internally

- Supply power and light for the duration of the works.
- Regularly inspect and ensure that internal and external drainage is operating effectively

Maintenance Requirements

- Drainage channels are inspected and cleaned.
- Ensure all roof coverings are maintained and cleaned
- Ensure all gutters downpipes and drainage systems are subject to an annual inspection review
- Ensure all External building fabrics are maintained as required and are fully wind and watertight
- Ensure all existing infrastructure drainage is inspected and maintained.

Quotation

The cost of our recommended treatment and associated works is shown on the attached quotation and is based on the assumption that the work can be carried out in one continuous operation.

This quotation and specification must be read in conjunction with the general notes below which form part of the contract offer.

When you wish to proceed with the specified works please complete the attached acceptance of quotation and return to our office. On receipt our contacts administrator will contact you to arrange a suitable date to commence the specified works.

Guarantees

Upon payment of our account in full we will be pleased to issue our Warranty covering the Guaranteed preservation works carried out by us in the treatment areas specified which are:

1. Below Ground Waterproofing System – 10 Year Guarantee

The areas we have reported on are those inspected in accordance with your instruction. If there are any omissions or if you believe that we have misinterpreted your survey instruction, please let us know immediately.

Our quotation is valid for a period of one month and works commencing within three months from date of issue.

Richardson & Starling are committed to our Health and Safety responsibilities to both clients and staff. Please familiarise yourself with the Health and Safety notes below.

Richardson & Starling
Delivering Property Care Since 1935

We hope the contents of the report are clear, however, should you require further information please do not hesitate to contact our Surveyor who will be pleased to assist you.

Yours faithfully
For and on behalf of Richardson & Starling.

Allan Brown

Allan Brown
Senior Surveyor
Email: allan.brown@woodrot.com
Mobile No : 07738 144261

Richardson & Starling
DELIVERING PROPERTY CARE SINCE 1935

Scope of Works

Date 25/05/2026

University of Highlands and Islands
Brahan Building Perth College – Lower Ground Floor Lecture Theatre & Classroom Refurbishment

Waterproofing Works - Type C Cavity Drain Waterproofing System – Appendix A

1. Project Overview

The lower ground floor of the Brahan Building has experienced recurring groundwater ingress and flooding, affecting the lecture theatre, adjacent classroom, and circulation areas. This project provides a complete refurbishment and waterproofing solution using an RIW Type C Cavity Drain System, incorporating:

- **RIW R7 Wall Membrane**
- **RIW R20 Floor Membrane**
- **RIW Drainage Channels & Ancillaries**
- **Sump & Pump System** (if included in final design)

The aim is to deliver a Grade 3 dry environment suitable for teaching spaces, in accordance with BS 8102:2022.

2. Scope of Works

2.1 Strip-Out & Enabling Works

- Dilapidation report for all works areas & Protection works to existing services.

The following items will be removed to expose the structural walls and floors:

- Electrical conduit, sockets, and containment fixed to affected walls and floor
- Existing external wall linings, plaster stripped full height.
- Existing internal walls stripped 1m up.
- Existing floor screed removed from all areas.
- Skirtings, facings, stops and perimeter details
- Removal and safe disposal of all waste to skips

Objective: Provide a clean, stable substrate ready for waterproofing installation.

2.2 Substrate Preparation

- Inspect concrete walls and floors for defects, cracks, or instability
- Remove loose material, and contaminants
- Make good any significant structural defects (if required)
- Form chases or rebates for drainage channels where necessary in line with Engineers Recommendation’s.

2.3 Installation of Type C Waterproofing System

A. Perimeter Drainage Channel System

- Install RIW perimeter drainage channels at wall–floor junctions
- Include inspection/maintenance ports at agreed locations
- Connect channels to gravity outlet
- Ensure continuous drainage path around the full perimeter

B. Wall Membrane – RIW R7

- Fix RIW R7 membrane to all designated wall areas
- Use RIW plugs with sealing washers to maintain watertightness
- Seal all joints with RIW double-sided tape and overtape
- Seal around service penetrations, ducts, and conduits
- Integrate with floor membrane to maintain continuity

C. Floor Membrane – RIW R20

- Lay RIW R20 membrane across the full floor area
- Seal all laps and joints using RIW sealing tape
- Connect membrane to drainage channels
- Prepare surface for new screed or floating floor system

D. Drainage Alterations

- Connect waterproofing drainage into existing storm water drainage at two location one at rear double Fire Escape door and other at North corner of building
- Create new inspection chambers and break into existing inspection chamber with new drainage lines
- Drainage at fire escape door to include protective shroud where above ground for frost protection

2.4 Reinstatement Works

Following waterproofing installation:

- Install sand and cement screed – Appendix B
- Install new treated timber battens or metal stud system in front of perimeter walls full height.
- Fit plasterboard linings
- Ames Taping & Filling
- Install new skirtings, facings and stops as required.
- Reinstate electrical containment and sockets
- Install new floor finishes (carpet, vinyl, or specified material) Appendix C
- Decorate walls and ceilings as required

2.5 Testing, Handover & Documentation

- Full inspection of membrane installation
- Pump commissioning and operational testing
- Provide O&M Manual including:
    - RIW R7 & R20 data sheets
    - Ancillary product data sheets
    - Pump system manuals
    - Maintenance requirements
- Provide as-built drawings showing membrane layout and drainage routes
- Handover to Perth College estates team

3. Deliverables

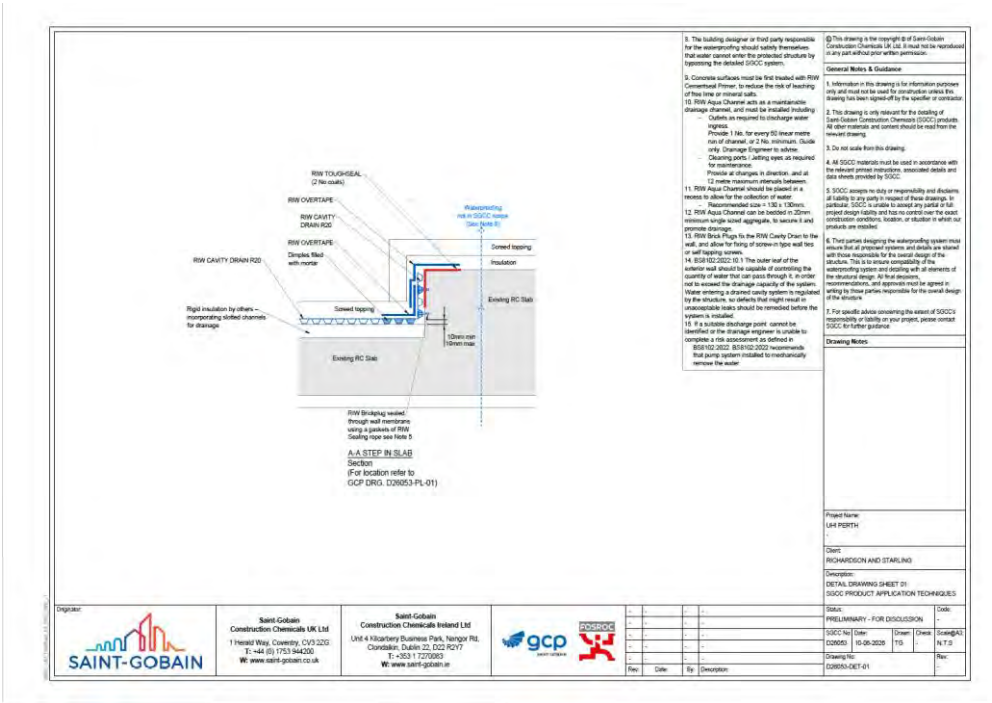
- Fully installed Type C waterproofing system
- Dry, usable teaching spaces compliant with **BS 8102:2022 Grade 3**
- Long-term protection against groundwater flooding
- Warranty (if provided by contractor/manufacturer)

4. Special Notes

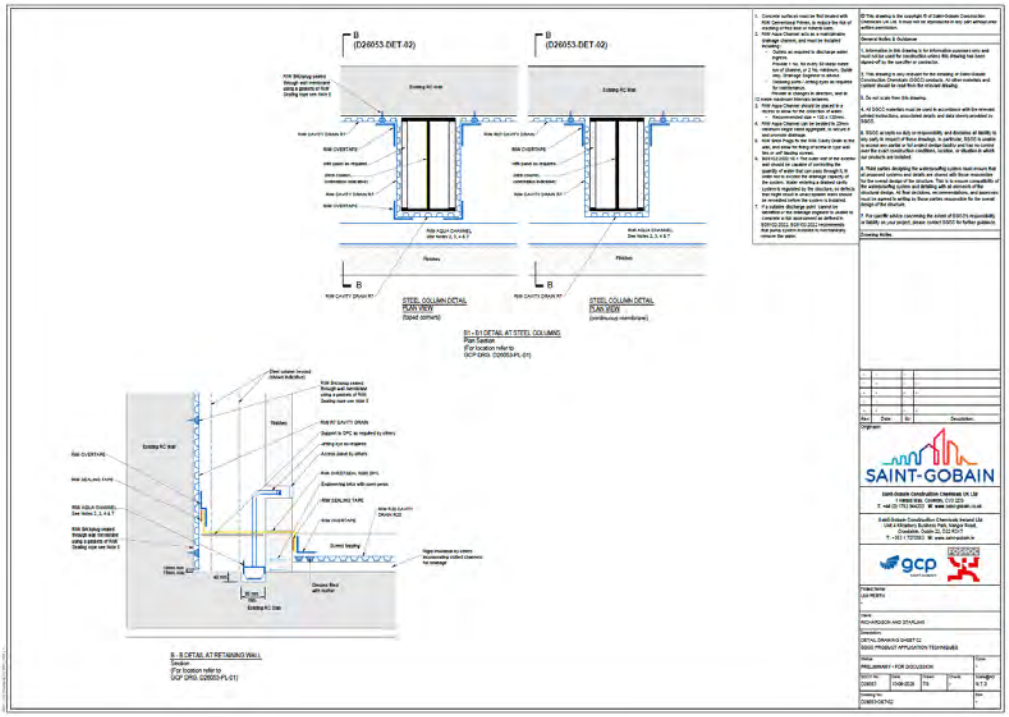
- Our HSE Director has advised that there should be no requirement for an F10
- Building warrant. There may be a requirement due to the perimeter channel being cut into the existing slab.
- Will the Client appoint a Principal Designer for this work and they can help collate the required Pre Construction Information

Appendix A – Waterproofing

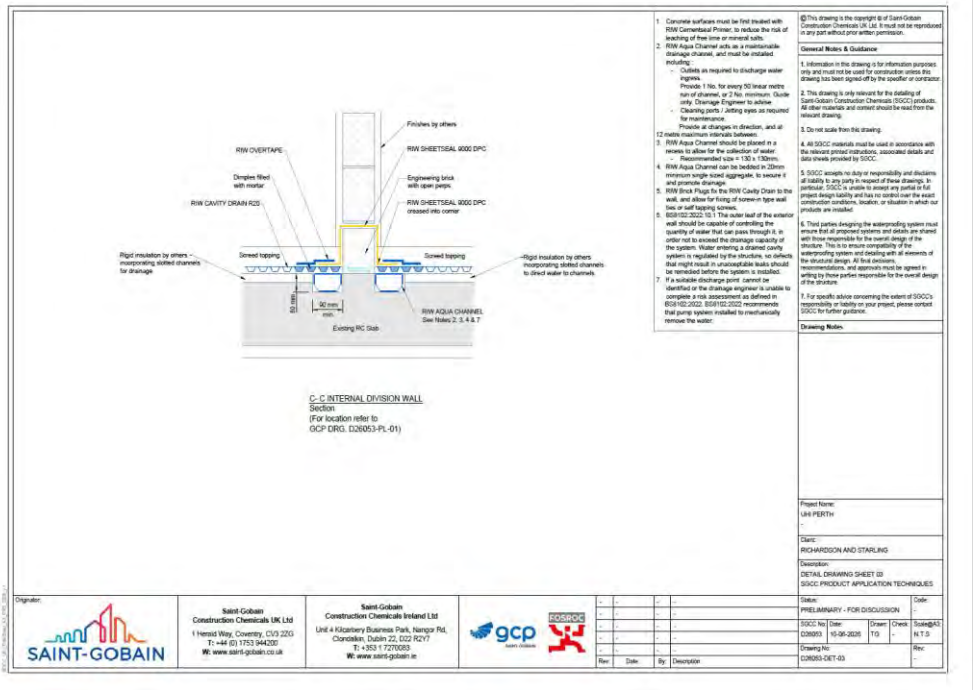
D26053-DET-01 – Detail Drawing Sheet 1



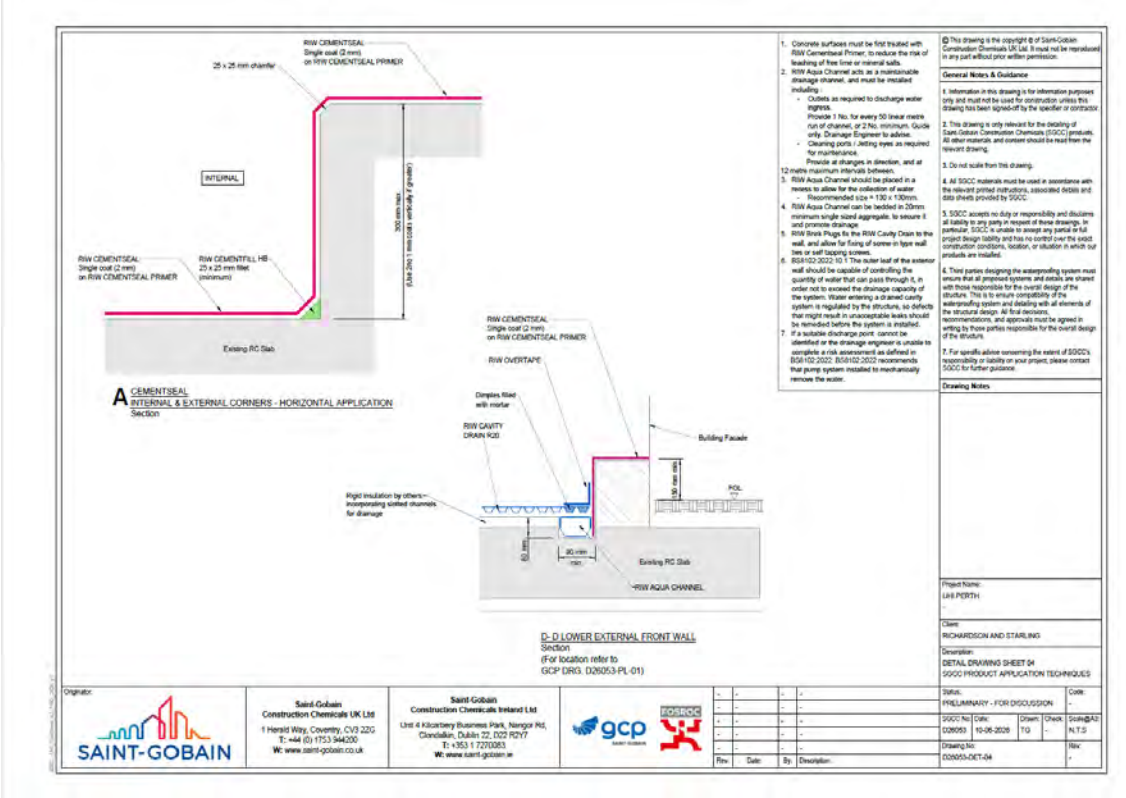
D26053-DET-02 – Detail Drawing Sheet 2



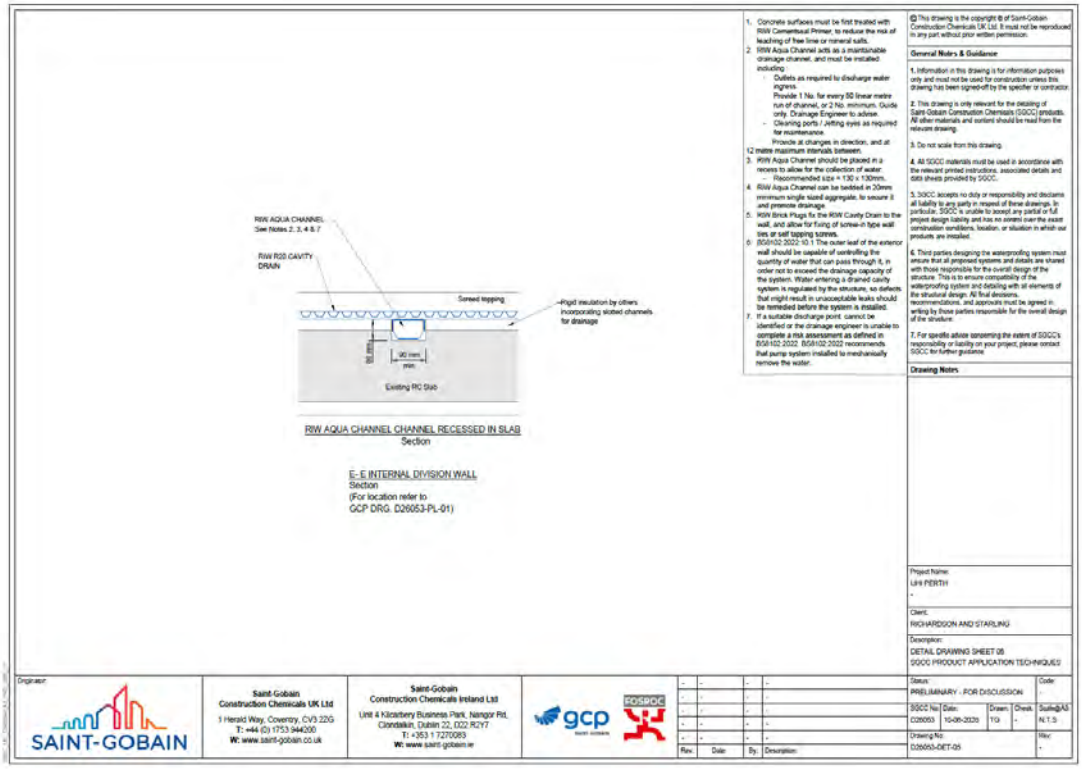
D26053-DET-03 – Detail Drawing Sheet 3



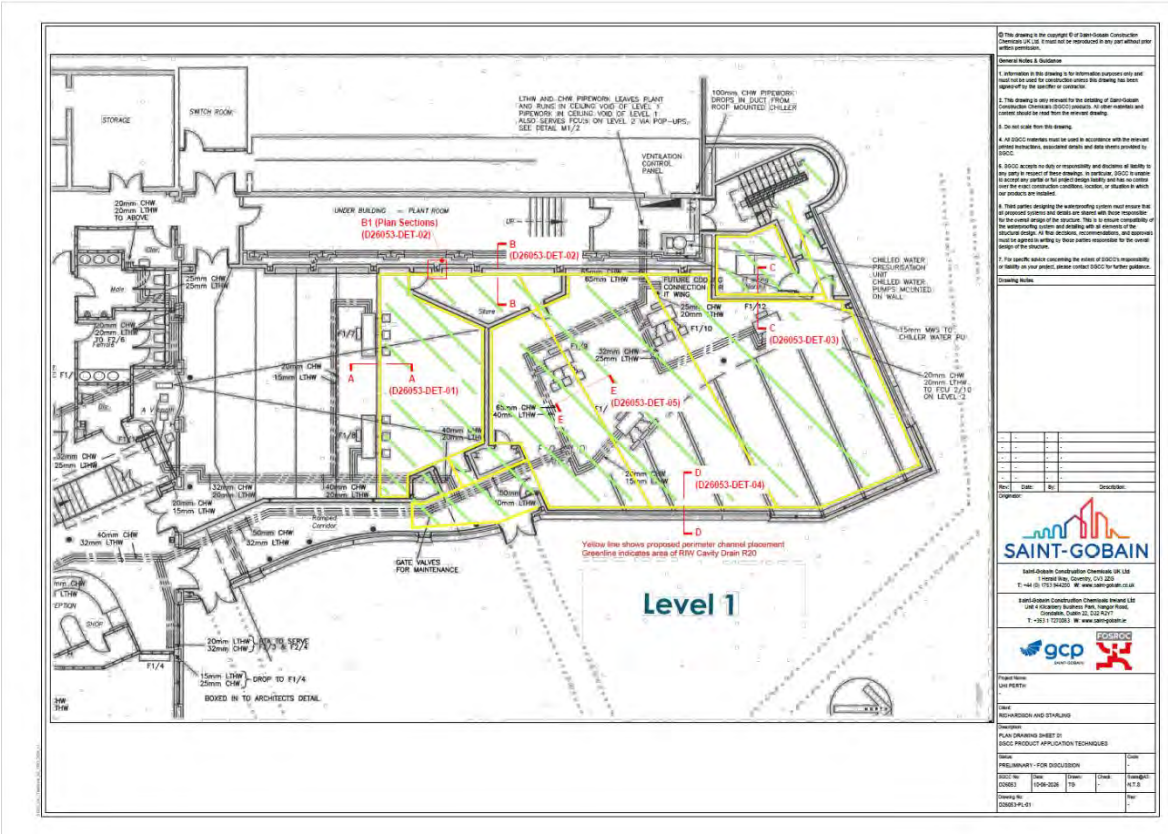
D26053-DET-04 – Detail Drawing Sheet 4



D26053-DET-05 – Detail Drawing Sheet 5



D26053-PL-01 – Plan Drawing Sheet 1



Specification

RIW Cavity Drain Ancillaires 2021-03-15	RIW Cavity Drain Ancillaries 2021-03-15
RIW Cavity Drain R7 2021-03-15	RIW CAVITY DRAIN R7 2021-03-15.pdf
RIW Cavity Drain R20 2021-03-15	RIW CAVITY DRAIN R20 2021-03-15.pdf
RIW-TD-401A	RIW-TD-401A.pdf
RIW-TD-406A	RIW-TD-406A.pdf
RIW-TD-407A	RIW-TD-407A.pdf
RIW-TD-408A	RIW-TD-408A.pdf
RIW-TD-409A	RIW-TD-409A.pdf
RIW-TD-411A	RIW-TD-411A.pdf
RIW-TD-412A	RIW-TD-412A.pdf
RIW-TD-416A	RIW-TD-416A.pdf
RIW-TD-420A	RIW-TD-420A.pdf
RIW-TD-421A	RIW-TD-421A.pdf

RIW-TD-422A	RIW-TD-422A.pdf
RIW-TD-423A	RIW-TD-423A.pdf
RIW-TD-424A	RIW-TD-424A.pdf
RIW-TD-425	RIW-TD-425.pdf

Appendix B

Screed Specification

30-80mm Retanol Xthinn Neatherm	Retanol_R__Xthinn_NeaTherm_PCT_abbrevia

Appendix C

Flooring Specification

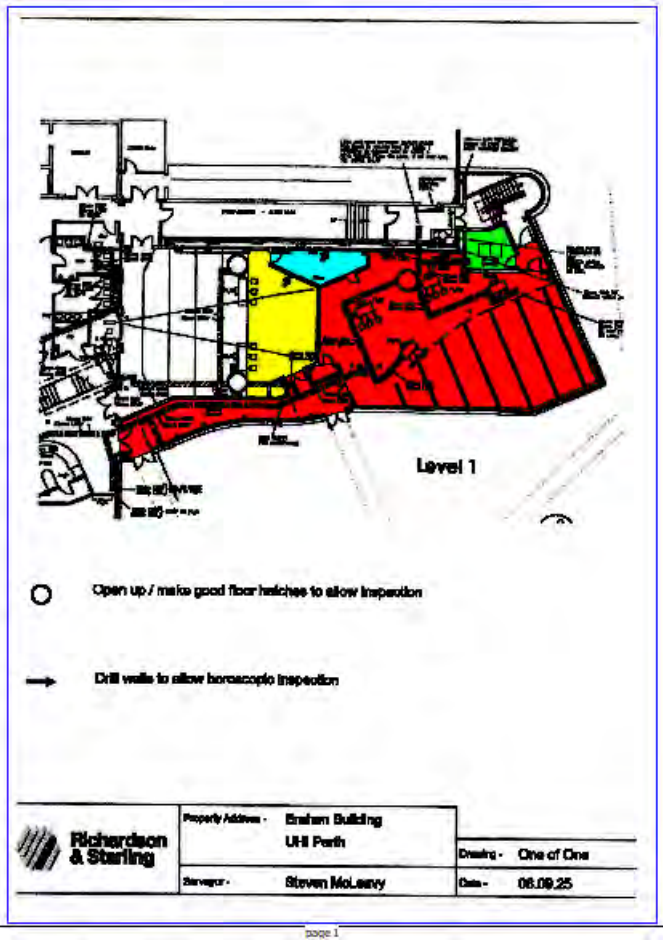
Go to carpet tiles - Burmatex	go to® carpet tiles - Burmatex
Luxury Vinyl Tile / LX Hausys	Luxury Vinyl Tile | LX Hausys UK
Gerflor UK / Tarasafe Ultra	Tarasafe Ultra | Gerflor UK
Forbo Flooring – Colorex EC colour Overview	Colorex EC colour overview | Forbo Flooring Systems

Untitled **your company name**

21 May 2026 : UHI Perth

Summary Report

area	net	gross	waste	perimeter	base	
500 Tiles : 0.50mx 0.50m [split 0:full 0] [tileEdge= -60.65m]						
2	41.75m2	0.00m2	****	44.74m	0.00m	
4	202.98m2	0.00m2	****	61.36m	0.00m	
5	2.11m2	0.00m2	****	6.45m	0.00m	
8	4.18m2	0.00m2	****	8.74m	0.00m	
area count=4	251.01m2	0.00m2	****	121.29m	0.00m	
2m Sheet : width 2.00m: cutTol 0.06m: seam 0.00m						
3	13.11m2	0.00m2	****	18.39m	0.00m	(2.00m) x (0.00m) gross
area count=1	13.11m2	0.00m2	****	18.39m	0.00m	
LVT : 1.20mx 0.12m [split 0:full 0] [tileEdge= -17.51m]						
1	44.79m2	0.00m2	****	30.74m	0.00m	
6	1.20m2	0.00m2	****	4.28m	0.00m	
area count=2	45.99m2	0.00m2	****	35.02m	0.00m	
SD Tiles : 0.50mx 0.50m [split 0:full 0] [tileEdge= -6.69m]						
7	10.87m2	0.00m2	****	13.39m	0.00m	
area count=1	10.87m2	0.00m2	****	13.39m	0.00m	
Plan Total	320.97m2			188.10m		



page 1

Pricing Document

University of Highland & Islands
Perth College - Brahan Building
Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Jun-26

Richardson & Starling
Prelim Workbook

week commencing:

No.	Prelim Descriptions	Total Budget	Start Date	Finish Date	No of weeks	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total
					1															
					1															
	Staff - Mobilisation / Construction Period / Completion																			
	Site Manager -100%	£22,400	1	14	14	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£22,400
	Project Surveyor - 25%	£6,125	1	14	14	£438	£438	£438	£438	£438	£438	£438	£438	£438	£438	£438	£438	£438	£438	£6,125
	Health & Safety Visits - 10%	£2,450	1	10	10	£245	£245	£245	£245	£245	£245	£245	£245	£245	£245					£2,450
	Labourer -100%	£10,000	5	14	10					£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£10,000
	Site Accomodation																			
	Toilet Canteen, Welfare	£4,050	3	14	12			£338	£338	£338	£338	£338	£338	£338	£338	£338	£338	£338	£338	£4,050
	Container	£195	3	14	12			£16	£16	£16	£16	£16	£16	£16	£16	£16	£16	£16	£16	£195
	Fuel	£450	3	14	12			£38	£38	£38	£38	£38	£38	£38	£38	£38	£38	£38	£38	£450
	Delivery (Welfare / Container Fencing & Barriers)	£690	4	4	1				£690											£690
	Uplift (Welfare / Container Fencing & Barriers)	£690	14	14	1														£690	£690
	Heras Fencing	£429	3	14	12			£36	£36	£36	£36	£36	£36	£36	£36	£36	£36	£36	£36	£429
	Pedetrian Barriers	£554	3	14	12			£46	£46	£46	£46	£46	£46	£46	£46	£46	£46	£46	£46	£554
	Skips																			
	Skips 14yard Enclosed Plaster	£525	4	5	2				£263	£263										£525
	Skips 20yard Roll on Roll off	£813	4	5	2				£407	£407										£813
	Rubble Removal - Lorry with Grab	£5,325	4	5	2				£2,663	£2,663										£5,325
	Skips General Waste 14 yard enclosed (3nr)	£1,575	3	14	12			£131	£131	£131	£131	£131	£131	£131	£131	£131	£131	£131	£131	£1,575
	Consumables PPE																			
	Allow PPE / Signage etc	£625	5	14	10					£63	£63	£63	£63	£63	£63	£63	£63	£63	£63	£625
	Cleaner																			
	Cleaner - Welfare	£1,500	5	14	10					£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£1,500
	Builders Clean	£1,800	14	14	1														£1,800	£1,800
	Protection																			
	Polythene / Corex Floor Protection (included in Flooring Package)	£0	1	1	1	£0														£0
	Protection to Existing Services Air - Con units	£1,250	5	14	10					£125	£125	£125	£125	£125	£125	£125	£125	£125	£125	£1,250
	Top Soil / Seeding Gravel Chips Reinstate on completion	£1,250	14	14	1														£1,250	£1,250
	Plant / Scaffold																			
	Small Plant & Tools	£625	5	14	10					£63	£63	£63	£63	£63	£63	£63	£63	£63	£63	£625
	Air Cubes 3 no	£1,350	4	8	5				£270	£270	£270	£270	£270							£1,350
	Temp Electrics																			
	Temporary Electrics Site	£2,500	4	4	1				£2,500											£2,500
	Temporary Plumbing for Screed removal and screeding	£1,250	4	4	1				£1,250											£1,250
	General																			
	Road Sweeper	£1,013	14	14	1														£1,013	£1,013
	Insurance Levy	£7,500	1	1	1	£7,500														£7,500
					1															
	TOTALS	£ 76,934.00				£9,783	£2,283	£2,887	£10,928	£7,888	£4,557	£4,557	£4,557	£4,287	£4,287	£4,042	£4,042	£4,042	£8,795	£76,934

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Downtakings				
	C20 Demolitions				
a	Service Isolations & Strip out - Priced M&E Section Isolate and remove and set aside at High Level all existing Electrical Services to be reinstated on completion of Waterproofing works	Item	1	£ -	£ -
	General Downtakings - Skirtings remove existing skirtings and dispose (water damaged)				
b	Remove and dispose of existing skirtings and facings	m	113	£ 7.08	£ 800.04
	General Downtakings - Fire Doors remove existing Fire Door Sets and set aside for reuse				
c	Remove existing Fire Doorsets and set aside for reuse - Single Leaf	nr	7	£ 80.00	£ 560.00
d	Remove existing Fire Doorsets and set aside for reuse - Double Leaf	nr	2	£ 120.00	£ 240.00
e	Hacking of existing plaster wall coverings full height from external walls and removing to centralised Skips within Site compound	m2	212	£ 63.39	£ 13,438.68
f	Hacking of existing plaster wall coverings 1m High from internal walls and removing to centralised Skips within Site compound	m2	58	£ 74.34	£ 4,311.72
	Perth College - Brahan Building				**£ 19,350.44**

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing **Breaking out Exiting Screed** *All As per Corecut Emailed Quotation reference AB/562-R2 from Core cut Limited dated 17th June 2026*				
A	All as per Quotation dated 17/6/2026 Refer below	Item	1	£30,668.00	£ 30,668.00
				c/fwd	£ 30,668.00
Item	Description	Unit	Qty	Rate	Total

	Lower Ground Floor Lecture Theatre & Classroom Waterproofing **Breaking out Exiting Screed**			bfwd	£ 30,668.00

CORECUT KNOW HOW

CORECUT CORECUT CORECUT CORECUT CORECUT CORECUT

ONE INDUSTRY LEADING COMPANY.
FIVE SPECIALIST DIVISIONS.

Head Office: Bankhead, Broxburn, West Lothian EH52 6PP Tel: (01506) 854710
Regional Depot: Unit 3, Greenland Road Industrial Park, Dannemora Drive, Sheffield S9 5DF Tel: (0114) 243 5533

Richardson & Starling

Dundee Office
Dunedin House
Dunedin Business Centre
Harrison Road
Dundee
DD2 3SN

Reference: AB/562-R2
17 June 2026

QUOTATION

For the attention of Steven Hornby.

Dear Steven ,

Site: Perth UHI, Perth

With regard to your enquiry concerning work to be carried out on the above site we submit with pleasure the following Quotation.

To Floor Sawing/Robolition Demolition in Cementitious Floor Screed / Concrete Slab:

Outline Scope of Works
Provision of CSCS Accredited Operatives c/w Fully Electric Powered Equipment to breakout existing Floor Screed over three separate areas, form channels around the perimeter of the room areas and across the floor of one of the areas, as follows:

i) Screed Removal - Breakout and remove approx. 200m2 of 80mm thick Floor Screed to site supplied skips or an arranged stockpile, over three separate areas

ii) Perimeter Channels - Form approx. 120 linear metres of 100mm wide x up to 40mm deep channels around the perimeter of floor slabs to three separate areas

iii) Cross Room Floor Channels - Form approx. 30 linear metres of 100mm wide x up to 40mm deep channels across the floor slab of one area only (area A)

ALL FOR THE SUM OF: £30,668.00

The following are to be provided at no cost to ourselves:
1. Position of all floor channels and areas of screed to be removed to be clearly marked with yellow waterproof chalk, before the work commences.
2. Services to the point of working:
3. 1No supply of water at mains pressure.
4. Clear access for our equipment.
5. All necessary safety barriers giving a safe working area at all times and levels.
6. Final cleaning down the face following completion of the sawing.
7. Provision of skips at suitable locations for the disposal of debris by Corecut Ltd.
8. Control of water if required.
9. Location and protection of all services and perishable items.
10. Welfare and First Aid facilities.

The following conditions form part of our offer to undertake this work:
- The works will be carried out in a progressive and sequential manner, i.e. all works would be completed in one area before moving to an adjacent area. Should the works require to be carried out in an out of sequence manner or there is only a minimal quantity of work available in a visit then the rate of £697.00/operative/shift (up to 8 hours) would apply.
- The works to be executed in one site visit in normal working hours, i.e. Monday to Friday 08.00 to 16.30. For any work carried out outwith these hours an NPO rate of £24.50/hour/operative would apply.
- All standing time created by circumstances outwith our control and any time spent on inductions greater than half an hour will be charged at £87.00 per operative per hour.
- Any steel reinforcement encountered will be charged per square cm surface area cut as follows; (i) Mild Steel bars @ £3.97/square centimetre.(ii) High yield bars @ £5.25/square centimetre.
- Any unspecified material encountered renders this contract open to renegotiation.
- Rates quoted are nett.
- Due to the nature of the contract, retention will be zero.
- We trust you will find this Quotation acceptable and look forward to being of service to you.
- Our credit terms are 30 days from Date of Invoice

Yours faithfully
for CORE CUT LTD

Perth College - Brahan Building		**£ 30,668.00**

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Waterproofing Works				
	Waterproofing to Wall and Floors to include membrane works Drainage Channels and Insulation Works	item	1	£ 93,496.36	£ 93,496.36
	Perth College - Brahan Building				**£ 93,496.36**

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Drainage Works				
	Provide Drainage connections in the form of new Inspection Chamber and silt trap at existing double Fire Door connecting drainage into existing manhole. Due to Ground Level pipework will be above ground and will need to be lagged and encased to provide suitable frost protection	Item	1	£ 2,875.00	£ 2,875.00
	Provide Drainage connections in the form of new Inspection Chamber and connecting drainage into existing manhole at North Corner of Building	Item	1	£ 2,875.00	£ 2,875.00
	Perth College - Brahan Building				**£ 5,750.00**

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing **Screeding** All As Per Veitchi Screeding email dated 16/6/2026 See below	1	Item	£ 16,545.76	£ 16,545.76
	Perth College - Brahan Building				**£ 16,545.76**

From: Paul Gallagher <paul.gallagher@veitchi.com>
Sent: 16 June 2026 17:08
To: Steven Martin <steven.martin@woodrot.com>
Cc: David Hepburn <david.hepburn@veitchi.com>
Subject: FW: Perth College

Steven,

Further to David's site visit today
See below our price for screeding: -

- Supply and lay 30-80mm Retanol Xthinn Neatherm (fast drying/early strength) screed over drainage layer..... 308m2 @ £53.72 = £16,545.76
- Assume one site visit
- Assume suitable mixing location & access to water
- Programme to be agreed

Regards

Paul Gallagher
Commercial Manager

veitchi screeding

8 Cambuslang Way, Glasgow, G32 8ND
T: 0141 212 3964 | M: 07590 000 675
www.veitchi.com

Richardson & Starling

Pricing Document

Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing **Electrical Works** As per PME quotation dated 18th June 2026 **From:** Steven Hornby <steven.hornby@woodrot.com> **Sent:** 18 June 2026 09:10 **To:** Colin Simpson <colin.simpson@veitchi.com> **Subject:** Perth UHI Colin Just spoke with Jamie from PME He is unsure if he sent as email or phone call . Based on isolating sockets and coiling wires at ceiling level , returning to reinstate 11 sockets @ £215 plus VAT per socket Regards **Steven Hornby** **Contracts Supervisor** Richardson & Starling 1935 2025 *Celebrating over 85 Years in Business*	11	nr	£ 215.00	£ 2,365.00
	Perth College - Brahan Building				**£ 2,365.00**

Richardson & Starling

Pricing Document
Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Joinerworks				
	Framing and Sheeting Existing Walls				
a	Framing out existing External Wall with Timber with C16 CLS 38mm*68mm at 400 centres and Dwangs at 1200 intervals sheeted with foil backed plasterboard	m2	212	£ 42.54	£ 9,018.48
b	Framing out existing Internal Wall with Timber with C16 CLS 38mm*68mm at 400 centres and Dwangs at 1200 intervals sheeted with plasterboard	m2	232	£ 42.11	£ 9,769.52
c	MDF Skirtings	m	113	£ 28.38	£ 3,206.94
c	MDF Facings	m	66	£ 28.03	£ 1,849.98
d	Cills	m	40	£ 27.75	£ 1,110.00
e	Shaddow gap & suspended ceiling alterations	item	1	£ 828.13	£ 828.13
	Perth College - Brahan Building				**£ 25,783.05**

Richardson & Starling

Pricing Document
Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Decoration				
a	All As Per D.C. Painters & Joiners Ltd quotation dated 27th May 2026	Item	1	£ 5,778.78	£ 5,778.78

D.C. Painters & Joiners Ltd.

71 Woodlands Terrace,
DUNDEE. DD4 9AZ
Phone 07875 217469
email: dcpainters@hotmail.co.uk

27th May 2026

Mr Steve Hornby
Richardson and Starling
Affinity House
Affinity Business Centre,
Harrison Rd
Dundee DD2 3SN

Dear Sir,

Ref : Perth University, Perth Taping and Painter Works

We thank you for the opportunity to forward you with a estimate for the proposed works at the above, all as per your instruction .

To carry out internal painter works to area's as shown, also taping and filling as required in IT Suite and Auditorium.
Apply full decoration to IT Suite, Ramped Corridor, Adjoining Cupboard, Turreted Stairwell and Auditorium, all as per your instruction.

All for the sum of £ 5,778.78 Excluding VAT

We hope this meets with your approval and assure you of our best attention at all times.

Yours faithfully,

Mark

Mark Wallace
DC Painters & Joiners Ltd

Vat. Reg. No. 561 3050 76 Reg. in Scotland No. 118670

Sort Code 82 44 04 Account Number 2020 8414 DC Painters & Joiners Ltd

Established 1989

	Perth College - Brahan Building	**£ 5,778.78**

Richardson & Starling

Pricing Document
Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Floor Covering				
	All As per Veitchi Flooring quotation dated 16th June 2026	item	1	£17,815.83	£ 17,815.83

Bill Page Date - 16/06/2026

veitchi flooring

DESCRIPTION OF WORKS	QTY	UNIT	RATE	TOTAL
UHI Perth				
Supply and lay Mapei One Coat DPM	321	m2	£ 10.71	£ 3,437.91
Supply and lay Mapei Latexplan smoothing compound, 3mm thick	321	m2	£ 10.33	£ 3,315.93
Supply and install Burmatex Goto Carpet tiles	251	m2	£ 23.75	£ 5,961.25
Supply and install Gerflor Tarasafe Ultra safety vinyl	13	m2	£ 42.56	£ 553.28
Supply and install Harmony LVT	46	m2	£ 48.62	£ 2,236.52
Supply and install Forbo Colorex EC Tiles	11	m2	£ 82.53	£ 907.83
Supply and install Gradus Transition Strips	6	nr	£ 22.27	£ 133.62
Supply and install carpet protection	251	m2	£ 4.09	£ 1,026.59
Supply and install Corex protection	70	m2	£ 3.47	£ 242.90
				£ 17,815.83

Notes:
Seating area in auditorium not priced, however please use carpet tile rate above if required.
Price held until September 2026
Skips to be provided by R&S

Perth College - Brahan Building	**£ 17,815.83**

Richardson & Starling

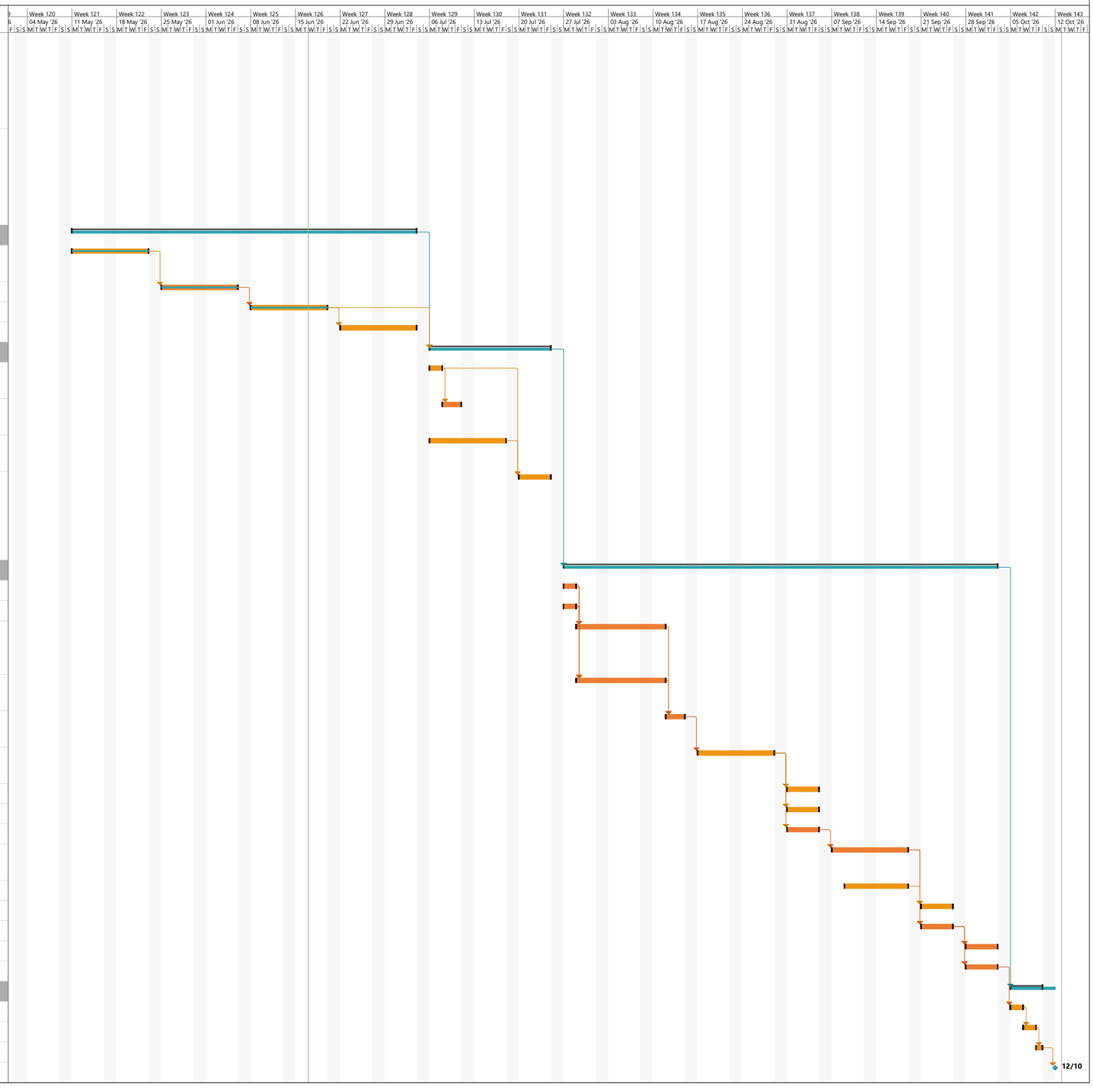
Pricing Document
Lower Ground Floor Lecture Theatre & Classroom Waterproofing

Date Jun-26

Item	Description	Unit	Qty	Rate	Total
	Lower Ground Floor Lecture Theatre & Classroom Waterproofing				
	Summary / Collection Page				
	Prelims				£ 76,934.00
	Downtakings				£ 19,350.44
	Screed Removal				£ 30,668.00
	Waterproofing Works				£ 93,496.36
	Drainage Works				£ 5,750.00
	Screeding				£ 16,545.76
	Electrical Works				£ 2,365.00
	Joinerworks				£ 25,783.05
	Decoration Works				£ 5,778.78
	Floor Covering Works				£ 17,815.83
	Perth College - Brahan Building				**£ 294,487.22**

Appendix G

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors	Resource Names
1	**UHI - Brahan Building Remedial Waterproofing Lecture Theatre & IT Suite**						
2	**Richardson & Starling - Draft Programme Tender Issue**						
3	**Pre-Construction Works**	**40 days**	**Mon 11/05/26**	**Fri 03/07/26**	**75%**		
4	Create Scope of Works, Pricing Document, and Programme	10 days	Mon 11/05/26	Fri 22/05/26	100%		
5	Issue Formal Tender Enquiry Docs	10 days	Mon 25/05/26	Fri 05/06/26	100%	4	
6	Tender Finalisation, Submission	10 days	Mon 08/06/26	Fri 19/06/26	100%	5	
7	Client review, Due diligence and Contract Aw	10 days	Mon 22/06/26	Fri 03/07/26	0%	6	
8	**Mobilisation**	**15 days**	**Mon 06/07/26**	**Fri 24/07/26**	**0%**	**3,6**	
9	Place All Orders (Material, Plant & Subcontract Orders)	2 days	Mon 06/07/26	Tue 07/07/26	0%		
10	Hold Pre-start Meetings with Client and Subcontractors	3 days	Wed 08/07/26	Fri 10/07/26	0%	9	
11	UHI - To Isolate and strip and all comms, AV and IT equipment and FF&E from Construction area	10 days	Mon 06/07/26	Fri 17/07/26	0%		
12	Site Compound Established and Set Up, Pedestrian Walkways, fencing and laydown areas set. Protection of existing FF&E and Full Segregation from live building Polythene and Solid Hoarding	5 days	Mon 20/07/26	Fri 24/07/26	0%	9,11	
13	Construction Works	50 days	Mon 27/07/26	Fri 02/10/26	0%	8	
14	Services Isolation & Strip out (PME)	2 days	Mon 27/07/26	Tue 28/07/26	0%		
15	General Downtakings, Skirtings, Doors etc (R&	2 days	Mon 27/07/26	Tue 28/07/26	0%		
16	Removal Of Floor Screed either in part or Fully (R&S Concrete Coring contractor or Demolition Contractor)	10 days	Wed 29/07/26	Tue 11/08/26	0%	14,15	
17	Removal of Wall Fabric (R&S or Demolition Contractor)	10 days	Wed 29/07/26	Tue 11/08/26	0%	14,15	
18	Remedial Works to Floor Slab where pockets have been made and create drainage channel	3 days	Wed 12/08/26	Fri 14/08/26	0%	16,17	
19	Installing Waterproofing, Tanking and System to wall and Floor	10 days	Mon 17/08/26	Fri 28/08/26	0%	18	
20	Drainage Connection works	5 days	Mon 31/08/26	Fri 04/09/26	0%	19	
21	Floor Screeding Works	5 days	Mon 31/08/26	Fri 04/09/26	0%	19	
22	1st Fix Electrical	5 days	Mon 31/08/26	Fri 04/09/26	0%	19	
23	Reinstating Wall Finishes (Plastering Framing Sheeting)	10 days	Mon 07/09/26	Fri 18/09/26	0%	22	
24	Taping and Filling	8 days	Wed 09/09/26	Fri 18/09/26	0%		
25	Base Cost Decoration	5 days	Mon 21/09/26	Fri 25/09/26	0%	23,24	
26	Floor Covering	5 days	Mon 21/09/26	Fri 25/09/26	0%	23	
27	2nd Fix Electrical Fire Security & AV	5 days	Mon 28/09/26	Fri 02/10/26	0%	26	
28	Final Decoration	5 days	Mon 28/09/26	Fri 02/10/26	0%	26	
29	**Completions Tasks**	**5 days**	**Mon 05/10/26**	**Fri 09/10/26**	**0%**	**13**	
30	Commissioning	2 days	Mon 05/10/26	Tue 06/10/26	0%	28	
31	Builders Clean	2 days	Wed 07/10/26	Thu 08/10/26	0%	30	
32	Handover	1 day	Fri 09/10/26	Fri 09/10/26	0%	31	
33	Project Completion	0 days	Mon 12/10/26	Mon 12/10/26	0%	32	



Site Sealants

Appendix H

Old Mill Industrial Estate
Airth
Stirlingshire
FK2 8BF
T: 01324 832 175
E: info@sitesealants.co.uk
W: www.sitesealants.co.uk
Company Reg No: SC285967

T8131/LA
2nd July 2026

Turner & Townsend
Low Hall
Calvery Lane
Horsforth
Leeds
LS18 4GH

Dear Sir/Madam

Perth College, Brahan Building

We acknowledge receipt of your Invitation to Tender for the aforementioned project and would propose the following option.

To Supply and install the following waterproofing products, all as per the attached Bill of Quantities and tender documents.

Our cost for carrying out this option would be £288,688.70 plus VAT at the applicable rate.

Our quotation is issued subject to the following Terms and Conditions:

- Our quotation will remain valid for 30 days from the above date.
- Our quotation is Net of MCD.
- Our quotation is based upon the information provided at tender stage.
- Only items specifically mentioned within the document have been allowed for.
- All Works are Subject to Re-Measurement.
- Variations to our quotation will only be carried out when written confirmation is received either by letter or email.
- Dayworks Labour charge £57.05 per hour, min day charge x 8 hours.
- Daywork Material will be charged at cost plus 25%.
- Daywork Plants will be charged at cost plus 15%
- All Works are assumed to be carried out during normal working hours Monday – Friday 8.00am – 5.00pm.
- Programme / Number of Visits to be agreed prior to commencement on site, a minimum visit charge will be applicable for out of sequence working.
- Should there be a requirement for Non-Productive Overtime then labour will be charged accordingly All to be agreed prior to works being carried out.
- Start Date to be confirmed in writing no later than 14 days prior to commencement on site.

- Changes or cancellation of the start date must be confirmed within 48hrs of the agreed start date, otherwise an abortive visit charge will be applied.
- Payment terms are strictly 30 days from the submission of our application for payment based on agreed Valuation dates and subject to adequate credit check. Failure to do so will prevent labour returning to site.
- All Goods will remain the property of Site Sealants Ltd until payment is received in full.
- Any Warranties or Guarantee's will only be issued by Site Sealants Ltd upon the completion of our works and all monies owed are paid in full.
- VAT will be charged at the standard rate where applicable.
- Preparation to be carried out by the Main Contractor unless specifically detailed within our quotation.
- No Builders work in connection with our works have been allowed within our quotation unless specifically detailed.
- Main Contractor to provide; Adequate Water Supply, 110v power, Lighting, Protection of Work, Skips, Removal of Waste & Storage, Scaffolding, Edge Protection, Crane & Hoist, Working Platforms.

I trust this is of interest at this time, however should you require any further information then please don't hesitate to contact our office.

Yours Sincerely

Leon Amor

For and on behalf of Site Sealants Ltd.

Appendix I

Site Sealants

T8131/LA

REF	DESCRIPTION	QTY	UNIT	RATE	TOTAL
	Turner & Townsend **UHI Perth, Brahan Building** **Lecture Theatre & Classroom Refurbishment**				
	Strip-Out & Enabling Work *Carefully remove and dipose of existing materials as required to facilitate the waterprofing installation:*				
1	Remove & dispose 100 mm thick floor screed.	170	m2	£ 135.30	£ 23,001.00
2	Remove & dispose bitumen waterproofing.	170	m2	£ 43.70	£ 7,429.00
3	Remove & dispose existing plasterboard finish on external walls; avg 3.5 m.	186	m2	£ 45.05	£ 8,379.30
4	Remove and dispose existing plasterboard finish on internals walls; 1.2 m.	93	m2	£ 45.05	£ 4,189.65
5	Remove and dispose existing plasterboard finish on retaining wall; avg 2.5 m.	63	m2	£ 45.05	£ 2,838.15
6	Remove & dispose existing joinery work skirtings / facings / stops.	1	sum	£ 2,482.00	£ 2,482.00
7	Remove and dispose of existing render at circular staircase area.	1	sum	£ 9,128.00	£ 9,128.00
8	Remove and retain lecture theatre furnishings; seating fire extinguishers / signage / carpet.	1	sum	£ 4,814.00	£ 4,814.00
	Preperation Work *Preparation to horizontal and vertical surfaces to receive waterproofing system:*				
9	Remove existing primer coat from ground floor slab using dry grit blaster.	170	m2	£ 88.85	£ 15,104.50
10	Removal of any loose material or contaminents.	1	sum	£ 550.00	£ 550.00
11	Fit protection to floor, retained doors etc.	1	sum	£ 650.00	£ 650.00
	Waterproofing				
12	Supply and Install Sika 1 Multi Coat Render to the face of the retaining wall; 18 mm thick. Installed as per the manufacturers written instructions.				
a	External Wall: avg 3.5 m High	186	m2	£ 148.85	£ 27,686.10
b	Internal Wall: 1.2 m High	93	m2	£ 148.85	£ 13,843.05
c	Retaining Wall: avg 2.5 High.	63	m2	£ 148.85	£ 9,377.55
13	Supply and Install Sika Combiflex Movement Bandage to the floor / wall junction; 200 mm wide. Installed as per the manufacturers written instructions.				
a	Floor / Wall Junction.	156	m	£ 78.60	£ 12,261.60
b	Floor Slab Movement Joint.	50	m	£ 78.60	£ 3,930.00
14	Supply and Install Sika 1 Waterproof Screed to the top of the existing concrete floor slab; 30 mm thick. Installed as per the manufacturers written instructions.	313	m2	£ 225.40	£ 70,550.20
	Prelim				
15	Mobilisation and De-mobilisation	1	sum	£ 3,405.60	£ 3,405.60
16	Site Management & Supervision	10	wk	£ 3,650.20	£ 36,502.00
17	H&S / Q&A.	10	wk	£ 472.50	£ 4,725.00
18	Temporary Protection.	10	wk	£ 39.30	£ 393.00
19	Small Plant & Equipment.	10	wk	£ 594.90	£ 5,949.00
20	Access & Egress.	10	wk	£ 609.80	£ 6,098.00
21	Waste Management.	10	wk	£ 475.20	£ 4,752.00
22	Material Handling & Deliveries.	10	wk	£ 250.00	£ 2,500.00
23	Cleaning & Handover.	1	sum	£ 2,350.00	£ 2,350.00
24	Design / Documentation / Warranty.	1	sum	£ 5,800.00	£ 5,800.00
	Exlusions All M&E equipment is to be addressed by others. No allowance for structural repairs Welfare - toilets & canteen to be accesible for operatives.				
					£ 288,688.70