

Saunders

Architecture+UrbanDesign

8067 / 2001

Tender Specification

LEMSFORD VILLAGE HALL

for

HATFIELD TOWN COUNCIL

Prepared by

Saunders Partnership

16/05/2019

‘FOR TENDER’

Rev - 01

Lemsford Village Hall Outline Specification

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i) Introduction

The works, as indicated on the drawings, comprise the extension and renovation of a single storey community hall to accommodate improved facilities for Lemsford Town Football Club. The extension will include 2 new team changing rooms with associated showers and toilets, 2 officials changing rooms with en-suite showers and WC, a new player's bar, bar, store and kitchenette for team use. The rooms adjoining the new extension, the snug bar and function room, are to be made good.

ii) Specified items

Where reference is made in this specification to specific products or manufacturers, alternatives of similar quality and performance may be substituted subject to prior written approval of the Employer, Purchaser/Purchasers Representative.

iii) Standards

The design will be approved by the Local Authority as required by the Town and Country Planning Acts and by the Local Authority or an Approved Inspector as required by the Building Regulations.

The design, completed fit out construction works, materials and standards of workmanship shall comply with the relevant British and European Standards and Approved Codes of Practice current at the time of commencement of the works and, where no such standards exist, shall be in accordance with good building practice.

All elements of the works, materials and workmanship will be designed and constructed in accordance with all relevant 'Standards' current at the time of commencement of the works, not confined to those scheduled below:

- a) The 17th Edition of the IEE Wiring Regulations with amendments (BS 7671: 2018);
- b) Health and Safety at Work Act;
- c) Water supply regulations;
- d) The Gas Safety Regulation;
- e) The Clean Air Acts;
- f) The Local Authority Building Regulations and subsequent amendments thereto, subject only to the relaxations sanctioned by the DoE;
- g) Specific requirements of the Utility Supply Local Authorities and Local Planning Authorities;
- h) The British and European Standards and Codes of Practice;
- i) The requirements of the Building Control Officer;
- j) The CIBSE Guides including Technical Memorandums;
- k) The Factories Act;
- l) Local Authority Byelaws;
- m) The Electricity Supply Act;
- n) Construction (Design and Management) Regulations (CDM) 2015;
- o) HVAC Ductwork Standard DW144;
- p) CIBSE Guidelines
- q) The Equality Act & Disability Duty from The Disability Discrimination Act.

- r) Fire Precautions Act
- s) Local Fire Officer requirements
- t) Joint Code of Practice for Fire Protection on Construction Sites
- u) The Freight Transport Association – “Designing for deliveries”
- v) BSRIA Commissioning Codes
- w) The Site Waste Management Regulations
- x) The Contaminated Land Exposure Guidelines
- y) The Building Act
- z) The Party Wall Act
- aa) The Construction products Regulations
- bb) The Water Industry Act
- cc) The Environmental Protection Act
- dd) The Gas Act
- ee) The Concrete Society Technical Report 34 (TR34);
- ff) The Public Health Act
- gg) Water Act
- hh) Land Drainage Act
- ii) Water Resources Act
- jj) New Roads and Street Works Act
- kk) Adopting Water Authority Requirements
- ll) Department of Transport Manual of Contract Documents for Highway Works Volume 1
Specification for Highway Works
- mm) Sewers for Adoption
- nn) Building Regulations
- oo) BS 9990: 2015 Non- automatic fire-fighting systems in buildings. Code of practice
- pp) BS 9999: 2017 Fire safety in the design, management and use of buildings. Code of practice

iv) General

The following specification shall be read in conjunction with Saunders Partnership prepared Room Data Sheets and drawings numbered:

8067/101 - Proposed GA Ground Floor and Roof Plan
 8067/201 - Proposed GA Sections
 8067/301 - Proposed GA Elevations
 8067/501 - Proposed Site Plan
 8067/2000 - Lemsford Village Hall Room Data Sheets

These drawings show the general arrangement of the ground floor plans, elevations and proposed site plan comprising a total gross internal area of the additional extension: **144.6m²**

The building and associated external works shall comply in all respects with all Town and Country Planning requirements, current Building Regulations and other relevant statutory legislation, BS Codes of Practice, British Standards and recognised good building practice.

The scope of the development works will include external works, building structure and envelope, serviced and finished internally to the standards described. Where the existing building has been affected by the extension, these areas are to be made good.

1.0 Substructure

- 1.1 Foundations shall be of a type and size adequate to carry the anticipated imposed dead and live loads, including those imposed by floors, walls and the structural frame.
- 1.2 Exact foundation type and profile shall be designed in response to the load bearing characteristics of the existing ground to be established by way of a detailed site investigation.
- 1.3 A qualified, competent Structural Engineer shall carry out the design and detailing of foundations.
- 1.4 The building shall comprise sand and cement mesh reinforced 80mm screed on 500 gauge isolating layer (min. 300mm joint lap) on 70mm Kooltherm K103 floor insulation by Kingspan Insulation products on 1200 gauge polythene dpm layer (min. 300mm joint lap and taped) on 150mm concrete slab to structural engineers details, all to achieve a U value of 0.22W/sq m²K.

2.0 Structural Frame / Envelope

- 2.1 A qualified, competent Structural Engineer shall carry out the design and detailing of any required structural steelwork. Any required structural steel shall be prefabricated steelwork sizes and sections designed generally in accordance with BS EN 1993-1-5:2006+A1:2007 as appropriate and shall be designed to support all necessary plant and services installations and to resist the wind forces in BS EN 1991-1-4:2005+A1:2010, in addition to the statutory superimposed loadings required by BS EN 1991-1-7:2006+A1:2014 and BS EN 1991-1-3:2003+A1:2015. All steelwork to be primed and, where built into cavity walls, to be painted with 2 coats of bituminous paint. Refer to the MOE Strategy for any steelwork that requires fire protection.

3.0 Roof Construction and Covering

- 3.1 The roofing shall consist of both pitched and flat roof areas. The pitched area shall comprise; 24.5 degree pitch with roof tiles to match existing on s/w treated battens and counter battens (size and centres to suit roof tile) on Tyvek breathable membrane on suitably treated trussed rafters at centres to Structural Engineer's details, bearing down onto timber wall plate. 100mm loose Rockwool roll insulation laid between rafters and 170mm over. Provide vapour barrier between u/s of ceiling joists and plasterboard ceiling. All to achieve a U value of 0.16 w/sq m²K.

- 3.2 The areas of flat roof shall comprise; single-ply warm roof laid to fall, consisting of high performance single-ply waterproofing membrane, i.e. Sika-Trocal and to be installed in strict accordance with manufacturer's recommendations. The waterproofing membrane is to be bonded to the insulation to manufacturer's specifications over 18mm external grade ply deck. Decking to be laid over timber firings at 1:60 falls on timber joists at maximum 400mm centres as per Structural Engineer's details and specifications.
- 3.3 Rain water goods to match existing. Any penetrations formed through flat roof covering are to be sealed in strict accordance with manufacturer's instructions and details to ensure no leaks are present. Rainwater outlets as per manufacturer's details and specifications.
- 3.4 Application of roof membrane and associated trimming, flashing, etc to be in strict accordance with manufacturer's instructions and details.
- 3.5 Provide cavity barriers to all voids longer than 20 metres in length.
- 3.6 Provide loft access to the changing rooms.

4.0 External Walls

- 4.1 External wall construction, 100mm face brickwork, brickwork to match existing, 50mm cavity air gap, 100mm Kingspan Kooltherm Thermawall TW50, 100mm fairfaced paint grade blockwork inner leaf (to structural engineers details). Room finishes vary, for specific finishes see Section 7.0 Wall Finishes and Room Data Sheets. U-Value to be equal to or better than 0.2 W/m²K.
Note; bucket handle bed joints and perps to face brickwork.
- 4.2 Stainless steel wall ties @450mm centres vertically and 750mm centres horizontally, staggered and at 255mm centres at all openings.
- 4.3 Insulated dpc's to all windows and door jambs or 'Thermabate' cavity closers.
- 4.4 Insulated lintel and cavity trays to external doors and windows.

5.0 External Doors and Windows

- 5.1 External entrance doors double-glazed, with thermally-broken UPVC frames i.e. Eurocell, with robust fittings and high-security locking. External doors and windows to be white to match the existing.
- 5.2 External store doors shall be site-painted proprietary steel door-sets.
- 5.3 All doors shall be provided with suitable high-security locks and robust SAA door furniture. Samples to be provided by contractor for approval.
- 5.4 All windows shall be double-glazed units fabricated from thermally-broken UPVC frames, with robust fittings and high-security locking. Provide trickle vents to areas where natural ventilation is required.
- 5.5 Openable windows as detailed on the window schedule and GA elevations.
- 5.6 All glass shall be float glass with the exception of external glazed doors, which will be laminated glass.
- 5.7 Refer to Door and Window Schedule 8067/401 for details of the proposed rooflights and sun tunnels. To be installed and sealed in strict accordance with manufacturer's details and specifications.

6.0 Internal doors / walls

- 6.1 Internal doors to be CCN (or similar approved). For details of fire doors, vision panels, kick plates and ironmongery, please refer to Door and Window Schedule 8067/401.

Door colour: Anthracite Grey (RAL 7016).

- 6.2 Internal walls (non loadbearing) to be single skin paint grade concrete blockwork, suitably constructed for use.
- 6.3 Skirting in Player's Bar to be 96mm x 19mm square edged profile, primed with 2no. coat of white primer and finished with 1no. coat of Dulux White Gloss.
- 6.4 Contractor to allow for all doors to be fitted with satin stainless steel door stops.
- 6.5 Concrete lintels to internal doors to be painted to match surrounding walls.

7.0 Wall Finishes

- 7.1 Wall finishes vary generally; please refer to Room Data Sheets for location of finishes.
- 7.2 Where walls are a painted finish, up to 3 different colours may be used throughout the building with consideration to partially sighted users – i.e. contrasting colour palette required – tbc with end user. **Contractor to note.**
- 7.3 Ensure all internal walls are to be taken up to u/s of roof and where required to be fire stopped, elsewhere walls are to be taken up to min. 300mm above ceilings.

8.0 Carpentry and Ironmongery

- 8.1 Contractor is to allow for Part M packs to all disabled toilets and vandal resistant sanitary ware to all other toilet areas.
- 8.2 Changing Rooms to be provided with combination locks, see Door and Window Schedule 8067/401 for information.
- 8.3 Contractor to allow for boxing out to all pipes and ductwork in all areas. Finish to match adjacent walls.

9.0 Floor Finishes

- 9.1 Floor finishes vary generally, please refer to Room Data Sheets for location of finishes.
- 9.2 Contractor to allow for Quantum threshold profiles and transition strips throughout to suit floor finish thicknesses. Colour: Anodised satin silver

10.0 Ceilings

- 10.1 Ceiling to underside of flat roof to be 2no. layers of plasterboard with skim to receive one mist coat and two full coat finish coats of vinyl silk. Colour White BS 00E55.
- 10.2 Ceiling to underside of pitched roof joists to be 50x50mm softwood counter battens and 2no. layers of 12.5mm plasterboard and skim to receive one mist coat and two full coat finish coats of vinyl silk. Colour White BS 00E55. MF hanger system provided for areas of ceiling levels required to match flat roof ceilings, in accordance with manufacturer's details.
- 10.3 Moisture resistant plasterboard to be used in all wet areas.
- 10.4 Where necessary in relation to services installations suitable ceiling access panels to be provided to all plasterboard ceilings – locations to be agreed with end-user prior to installation.
- 10.5 Cleated angles supported from ceiling joists provided to blockwork walls to allow for deflection, all the Structural Engineer's details. Ply board downstand painted to match ceiling supported by cleats and suitably fire stopped where necessary. Refer to enlarged section details 8067/120 for further information.

11.0 External Works

- 11.1 Patio area to be finished with Marshalls Richmond Utility Paving Slabs, 600mm x 600mm x 32mm laid in Stretcher Bond (laying pattern) on sub-base to Civil Engineer / Manufacturers recommendations. Colour: Natural
- 11.2 Pedestrian access paths shall comprise suitable interlocking PCC paviors, laid on 50mm sharp sand bed on suitable granular sub-base, complete with standard PCC kerbs and edgings, as necessary. Landscaping requiring grading in accordance with Civil Engineer design. Tactile paving to be provided at ramps, staircases etc. in accordance with statutory requirements. Bollards are to be provided to prevent footpaths being blocked by cars. Allow for tarmac or concrete paving flags to the building perimeter for maintenance. Tarmac finish outside of changing rooms.

12.0 Main Services

- 12.1 For a detailed specification of proposed building services please refer to relevant drawings and Room Data Sheets
- 12.2 Drainage installations shall be provided for foul water with connections into the Local Authority's main sewer. The surface water sewers will be connected to existing soakaways where available or connected to the main sewers with the approval of the Water Authority. All external hard paving will be laid to suitable falls and inverts to the Local Authority's Approval.
- 12.3 All internal above ground drainage to be in accordance with part G of the building regulations.
- 12.4 Extract ventilation to the showers and kitchenette to be installed in accordance with manufacturer's details and specifications
- 12.5 Refer to Room Data Sheets, proposed electrical layout drawing 8067/116 and Manufacturer's specifications for required lighting, switches, sockets, etc. Existing external floodlights are to be retained.
- 12.6 All conduit tubes and cable management systems to be galvanised finish, surface mounted and fixed with galvanised saddles. MK products should be used throughout and should be sized accordingly and fit for purpose.
- 12.7 All sockets and switches to be MK metal clad.

13.0 Notes

- 13.1 A SBEM energy calculation is to be provided by Specialist Contractor as required under the current building regulations.
- 13.2 The Bar store to be provided with MDF shelving and be provided with beer gas fittings (gas fittings to be provided by others) to be designed by specialist. Main contractor to allow a Provisional sum for design, manufacture and supply and fit by others. Refer to the specialist designer HCE Catering specification for proposed Bar Store furniture (see Appendix A).
- 13.3 The Bar to be provided with an obscured security shutter. Refer to the specialist designer HCE Catering specification for proposed Bar furniture (see Appendix A).
- 13.4 Kitchenette, provide a low level section of work top (850mm above finished floor level with clear space beneath). Allow for Domus Interni 398mm x 198mm x 7mm splash back (two tiles high). Refer to the specialist designer HCE Catering specification for proposed furniture (see Appendix A).
- 13.5 Contractor is to provide wall mounted 500mm deep slatted hardwood, Broxap wall mounted

seat (or similar) with Light Grey (RAL 7001) frames and plastic pegs. Top wall seat to be 480mm from finished floor. Benches to be provided in Changing Rooms and Officials Changing Rooms, shown on drawing 8067/305-309. See Room Data Sheets for more information.

- 13.6 Contractor to allow for 'J' shaped Broxap Peg Rail above wall mounted bench seating. Colour to match frame and plastic pegs of bench. Colour Light Grey (RAL 7001).
- 13.7 Contractor to provide lockers 500mm deep, 300mm wide, arranged in columns 1.8m high. Lockers. Client to confirm colours. 10 lockers are to be provided in each Changing Room. 4 no. lockers are to be provided in Officials Changing Room. See Room Data Sheets for more information.
- 13.8 Contractor is to provide a loft access (loft ladder) to storage, located above changing facilities.
- 13.9 Contractor is to allow for Part M packs to all disabled toilets and vandal resistant sanitary ware to all other toilet areas.
- 13.10 Contractor to allow for Belfast sink to cleaners cupboard. Refer to Room Data Sheets for more information.
- 13.11 Contractor to allow for Total Laminate Systems, Enhanced Cubicle System cubicle range, including partitions and doors, to Changing Rooms WC's and ensuite in Officials Changing Room. Client to confirm colour.
- 13.12 White mastic applied where required to areas such as sanitary ware or tiling installed in accordance with manufacturer's specifications.
- 13.13 All internal fire escape signage and door signage eg. 'fire door keep shut' to be provided. Note illuminated signage to licensed areas. Locations / strategy to be confirmed by specialist.

14.0**Appendix A**

HCE Proposed Specification for Bar, Bar Store & Kitchenette.



8067 - Lemsford, Lemsford Village Community Hall, Kitchenette, Bar & Bar Store Schedule of Equipment

Item	Qty	Category	Specification
KITCHENETTE			
K1	1	Commercial Fly Killer	The Eazyzap Commercial Fly Killer, 150m² coverage
K2	1	Hand Wash Basin	Hand Wash Station, 300 mm x 320 mm x 195 mm H, 260 mm x 130 mm deep bowl, (1) hands free swivel spout, knee operated & push front operated, includes: basin, drain boss, pre-mixer valve, knee-valve, water hose, tap hole stopper, 1.4301/304 stainless steel
K3	1	Soap Dispenser	Soap Dispenser, hand pump, basin fitted
K4	1	Automatic Hand Dryer	Stainless steel, powerful hand and face dryer has a 360° nozzle for any angle of drying
K5	1	Cupboard, Ambient	COSHH Cupboard, 900 x 600 x 1500 mm, (4) adjustable plain shelves, double skin doors & panels, hinged lockable doors, 430 stainless steel, 150 mm legs
K6	1	Refrigerator, Upright (Reach-In)	Upright Fridge, 600mm, 350 litre capacity, (1) hinged solid door with lock, (3) adjustable shelves & (1) 1/2 shelf, electronic control with LED temperature display, -2°C to 8°C temperature range, fan assisted cooling, R600a, rear rollers, painted steel interior, stainless steel exterior
K7	1	Freezer, Upright (Reach-In)	Upright Freezer, 600mm, 365 litre capacity, (1) hinged solid door with lock, (7) fixed shelves, electronic control with LED temperature display, -25°C to -10°C temperature range, static cooling, R600a, rear rollers, steel construction
K8	1	Drain Dosing System	Drain Maintenance System, BATTERY operated compact dosing module, requires Bio-Enzymatic Dosing Fluid, 'fluid empty' audible alarm, key-lockable, CE, BBA
K9	1	Drain Dosing	Bio-Enzymatic Fluid master box, BBA, for GreasePaK Drain Maintenance System (packed 3 x 5 L boxes per master box)
K10	1	Dishwasher Front Loading	Electronic Pass Front Loading Dishwasher (500 x 500mm rack) ,1 Plate rack and 1 cutlery basket, Energy saving 4 sided fully enclosed hood, Rotating top and bottom wash arms with anti block jets, Integral drain pump, Class A air gap, Integral water softener
K11	1	Sandwich Grill/Toaster	Panini Grill, electric, countertop, heavy duty, (1) 345 x 242 mm cooking area, ribbed upper & lower cast aluminium plates, thermostatic control, stainless steel construction, 3.0 kW, 13.0 amps, CE
K12	1	Six Burner Range	Oven Range, natural gas, 900 mm, (6) open burners, dual fuel, cast iron pan supports, flame failure protection, twin fan assisted electric oven with thermostatic control, (2) solid doors, (3) chrome plated shelves, low level rear flue, removable bottom & side oven liners, stainless steel construction
K13	1	Microwave Oven	Microwave Oven, 1850 watts, top & bottom feed magnetron, 27 Litre (0.95 cu.ft) oven capacity, double quantity facility, top mounted touch controls with Braille, programmable, stainless steel cavity/cabinet, 13 amp, 240v/50/1-ph, 3 year manufacturer's on-site warranty
K14	1	Ventilation Canopy	Wall Extract & Supply Canopy, sized to suit Manufactured from 304 grade stainless steel. Includes: Full width extraction pod with baffle filters, perforated supply air grills to the front face of the canopy. 1 off the energy saving LED lights with tempered glass and hinged diffusers for ease of maintenance. Duct, fans, odour control and controls etc., by others
K15	1	cladding	st/steel wall cladding behind canopy
K16	1	Griddle, Counter Unit, Electric	Griddle, electric, countertop, 600 mm, 15 mm thick chrome plate, (2) independently controlled zones, thermostat control, stainless steel construction
K17	1	Griddle pedestal	Pedestal with Doors, for units 600mm wide
K18	1	Fryer	Twin Pan electric fryer, floor standing, 2 x 6.0kw independently controlled pans, thermostat control, stainless steel construction
K19	1	Cupboard, Hot, Electric	Plain Top Hot Cupboard, 1500x700x900mm, solid top, heated base, thermostatic control, sliding doors, insulated top & sides, stainless steel construction
K20	1	Gantry/Overshelves	Heated Gantry, 1500mmW x 300mmD x 700mmH, 1.2mm 430 grade stainless steel top, double tier, quartz lamps, dimmer switch, stainless steel construction
K21	1	Hot Water Boiler	Water Boiler, electric, automatic fill, 11 litre capacity, 31 litre output per hour, 70° to 98°C adjustable temperature, built-in filtration, LCD display panel, tap dispense, drip tray, stainless steel construction
K22	1	Refrigerator, Undercounter	Under Counter Fridge, 600mm, 150 litre capacity, (1) hinged solid door with lock, electronic control with LED temperature display, 2°C to 8°C temperature range, fan assisted cooling, R600a, rear rollers, steel construction
K23	1	Freezer, Undercounter	Under Counter Freezer, 600mm, 150 litre capacity, (1) hinged solid door with lock, electronic control with LED temperature display, -25°C to -10°C temperature range

K24	1	Installation	Includes delivery, unwrapping, assembly, positioning and final connections to suitably terminated live and commissioned services in accordance with the positions shown on our services drawing. Please note we have allowed for installation and commissioning in one continuous visit. Return visits outside of HCEs control may incur an additional charge.
K25	1	General	A selection of stainless steel tables, sinks (with lever mixer taps) and wall shelves to suit final design
			BAR STORE
BS1	1	Shelving Unit, Wire	Shelving Unit, 4-tier, 1050mmW x 600mmD x 1700mmH, chrome wire shelves, (4) 1700mmH grooved posts with split sleeves shelf clips, adjustable bolt feet
BS2	1	Ice Maker (Cube) with Integral S	IM Series Ice Maker with Bin, large cube ice, 105kg production/24hrs, 50kg bin capacity, stainless steel exterior, air-cooled unit, 220-240v/50/1-ph, .555kW, CE
BS3	1	Ice Maker Stand	Stand, large, bolt together, black powder coated steel
BS4	1	Filter	Water Treatment system
BS5	1	Eazyzap Commercial Fly Killer 36	The Eazyzap Commercial Fly Killer 150m² coverage
			BAR
B1	2	Back Bar Cabinet, Refrigerated	Back Bar Cooler, 900mm, 198 litre capacity, (2) glass doors with locks, (2) adjustable shelves per door, internal lighting, integral temperature controller, 2°C to 8°C temperature range, forced air cooling, automatic defrost, R600a, adjustable feet, aluminium interior, black painted steel exterior
B2	1	Till -By Others	Till -By Others
B3	1	Underbar Hand Sink Unit	Hand Wash Basin Unit, 350mm supplied c/w mixer tap
B4	1	Underbar Sink Unit	Backbar Single Sink Unit, 800mm, left hand drainer, c/w swivel spout mixer tap, plug/chain, 38mm waste connection, valance panel
B5	1	Glasswasher	Compact (400 x 400mm rack) glasswasher with electronic controls, Integral softener, automatic drain down and self flushing cycle. Separate upper and lower wash arms, integral detergent and rinse aid pumps, Class "A" air gap, rinse booster pump, choice of cycles 90 or 180 seconds. Up to 48 racks per hour. Digital rinse and wash temperature display.Supplied as standard with 1 x 4 division tilt rack, Max glass clearance height 315mm
B6	1	BackBar	Plain Top Basket Rack Unit, open, (3) telescopic slides to accommodate glasswasher baskets
B7	1	BackBar	Backbar Plain Top Shelving Unit , 1000mm, (3) removable wire racks with drip trays
B8	1	BackBar	Backbar Bridge Unit supplied c/w Roll Under Bin, 450mm, plain top, stainless steel construction
B9	1	Underbar Ice Bin/Cocktail Unit	Backbar Ice Chest, 450mm, fully welded, insulated tank, stainless steel construction
B10	1	BackBar	Backbar Plain Top Shelving Unit , 450mm, (3) removable wire racks with drip trays, stainless steel construction
B11	1	Coffee Machine	Coffee Machine - Client Supply (Rental Package)
B12	1	grinder	Grinder - Client Supply (Rental Package)
B13	1	BAR	Main Bar Counter & ceiling valance - By Shopfitter
B14	1	Back Bar	Back Bar counter - By Shopfitter
B15	1	SHUTTER	Bar shutter system - By Others
			Installation, Commissioning & Preliminaries
(i)	1	Installation	Includes delivery, unwrapping, assembly, positioning and final connections to suitably terminated live and commissioned services in accordance with the positions shown on our services drawing.
(ii)	1	Preliminaries	Preparation of scaled services installation drawing based upon the agreed and signed off drawing at order stage, issued in hard copy or electronic format. Coordinate and finalise delivery and install programme, H&S requirements (including method statements and risk assessments), and site safety. Upon completion, provide technical support information comprising O&M manuals and 'as installed' drawings.
(iii)	1	Commissioning	Separate return visit to commission

* Blue Text indicates additions by Saunders

** Strike through Text indicates omissions from the Tender