



Crowborough Town Council

Wolfe Recreation Ground – Tractor Shed

Works Specification

The main elements of the works required will consist of the following:

- Provide a safe and practicable working environment.
- Provide a suitable means of waste removal from the site; and ensure all waste is correctly disposed of.
- Remove all fixtures, fittings, flooring from the building and dispose of.
- Remove all flooring, electrical and plumbing fixtures and dispose of.
- Install new flooring, electrical and plumbing fixtures.
- Install new walls and insulation as per the proposed plan
- Install new fixtures as per the proposed plan.
- Install first fix on all electrical/ plumbing carpentry
- Replaster all walls and ceilings
- Install all second fix on electrical/ plumbing and carpentry
- Redecorate all walls and ceilings.
- Install electrical works as per the drawings.
- Ensure site is left clean and in suitable state for use.

1. Site Clearance

The contractor shall collect and remove all contractor's rubbish and debris off site.

Materials arising are to be removed from site to an appropriately licensed tip that the contractor shall provide at his own expense for all extraneous matter arising from the execution of the works.

On completion of the works the site must be left clear and clean; no rubbish, debris or any other such items shall be left on site.

2. Site Preparation

The site will be protected from damage by the contractor.

Any damage caused by the contractor or its subcontractors must be repaired and returned to its original state.

An area will be allocated for the contractor to keep a waste container, welfare unit and equipment. Parking is available on site free of charge.

The tractor shed must remain accessible for staff during the works to allow them to store machinery and equipment.

3. Quote

The contract is for the complete removal and replacement including decoration of the existing staff room and facilities as per the drawings.

The work must be quoted as specified below but with the allowance for contractors to obtain the materials from individual suppliers that can produce a similar product which is equal in quality and durability to that specified.

4. Specification

The tenderer must provide a quote based on the drawings supplied:

Contractor must provide after accepted tender drawings and 3D visualisations of the Kitchen design. The design and layout must be approved by the client.

Contractor must provide details of shower/ toilet facilities as part of tender pack.

Contractor may substitute items listed in material specification as part of Tender if they are equal or better quality that specified. This must be detailed in tender proposal.

Contractor must allow for all materials required as per the architects drawings and provide new water supplies/ waste drainage, electricity distribution as required.

Contractor must include all relevant costs for submitting supplied drawings to building control for approval along with work required by building control to ensure project is completed and signed off by the local authority.

Materials Specification:

	Reference	Part	Price (ex VAT)
Kitchen		Kitchen – Howdens – Contractor responsible for checking measurements to ensure correct fit. Kitchen finish in Clerkenwell Gloss Charcoal with white internal units. Kitchen to include a slimline dishwasher, 4 drawer unit, built in oven, 1.5 bowl sink, integrated undercounter fridge freezer. Worktops to finish in grey concrete effect laminate. Grey concrete effect backsplash. Base units to span full length of kitchen wall, along with wall units to cover half excluding the sink area.	
Shower/ WC		Shower/ WC – Plumbase as below specification. 1200mm x 800mm low profile shower tray with glass sliding door. 8.5kw Electric Shower 2 x WC and basin 2 x Mirror 3 x Towel radiator	
Shower/ WC		Shower/ WC – Tiles York White Ceramic Wall & Floor Tile 600 x 300mm for half wall height and floor in toilets and shower. Shower room to have full wall height tiles.	
Doors/ Door furniture		Doors – Howdens as below specification. Buckmore Lt Grey Oak Foil FD30 2'9" Internal Flush Door Dunsfold Plywood FD30 2'9" External Flush Door Yarwell Satin Nickel Lock Handle Yarwell Satin Nickel Latch Handle Union StrongBOLT BS Satin Chrome 5 Lever Mortice sashlock 3" Chrome Plated 3 Lever Sashlock 3" Softwood Trenched FD30 Internal Door Lining 2'6"/2'9" 132mm Brown Intumescent Fire and Smoke Strip 15 x 2100mm Fire Check Door Stop 2.1m x 32mm x 25mm Satin S/Steel Ball Bearing Grade 11 Butt Hinge 4" Intumescent Hinge Pads 4" (Pack of 6) Aluminum Door Kick Plate 838mm Briton Silver 2003 Door Closer	
Doors/ Door furniture		Briton Supplied Non-handed vertical panic bolt Briton 1413.LE.SE Outside Access Device Lever Fire Door Keep Shut Sign 76mm Non Photoluminescent "Fire Exit Keep Clear" Sign 150mm x 450mm	
Flooring	TS21	Flooring – Howdens as below specification. Howdens Rigid Luxury Vinyl Feather Grey Oak Vinyl Flooring 2.2m ²	
Mouldings	TS24	Mouldings – Howdens as below specification. Howdens Primed Burford Contemporary MDF Architrave H70mm x D14.5mm x L4.2m Howdens Primed Burford Contemporary MDF Skirting H120mm x D14.5mm x L4.2m	
Windows		Windows 1200 x 1050mm UPVC Top opening Anthracite Grey Double Glazed A+ Rated Primed Window Board MDF L2.7m x W244mm x D25mm	

Decoration		Walls (All internal walls in Kitchen, Office, Seating Area, Shower, WC, Locker Room and Cupboard) Dulux Trade Supermatt Emulsion Paint – White Ceiling (All internal ceilings in Kitchen, Office, Seating Area, Shower, WC, Locker Room and Cupboard) Dulux Trade Supermatt Emulsion Paint – White Mouldings (All mouldings) Dulux Quick Dry Eggshell Paint – Pure Brilliant White	
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Lighting	TS27 TS26	Standard Lighting JCC V50 7.5W LED Fire Rated Colour Selectable Dimmable Downlight White JCC Skypack QR 54w 6ft LED Batten Fitting 4000K Emergency Lighting Non-maintained LED Emergency exit box with arrow down legend Non-maintained LED Emergency exit box with arrow right legend JCC 3.5W LED Non Maintained Emergency Downlight	
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Electrical		Switches and Sockets White moulded slimline socket fronts and switches.	
Electrical	TS12 TS13 TS25	Hot Water Boiler Zip EconoBoil HS505 5 Litre 2.2kW Instant on Wall Boiling Water Heater White Under Counter Hot Water Supply Ariston under sink 2kw water heater 15ltr Radiator Ecostrad iQ Ceramic WiFi Controlled Electric Radiator iQ-C-15 Ecostrad iQ Ceramic WiFi Controlled Electric Radiator iQ-C-10	
Electrical		Fire Alarm system 2 zone fire panel Break glass call points internal sounders smoke detectors heat detector	
Electrical		Fuse board Supply and install new 3 phase fuse board,	

Safety		Barriers - Seton Protection Barrier Open – Straight Barrier 1100mm x 2400mm	
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Building Works		All required building works as per the architects drawings.	
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Labour		Labour costs	
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Total (ex VAT)	
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5. Timescale of Works

The contractor will need to make suitable arrangements with the Crowborough Town Council as to commencement of the works.

A programme of works is to be supplied as mandatory information on this tender. This should include a proposed start and finish date allowing for a projected approval date four weeks after the tender closes.

6. Safety

The contractor must provide a method statement and full risk assessment of the works before any contract is accepted. The contractor must ensure that it protects its employees, any council staff, and any members of the public visiting the site.

The contractor must always use appropriate PPE in accordance with regulations.

No item is to be left that could result in a slip, trip, or fall to any person. All equipment used must conform to PUWERS 1998 regulations.

The contractor must provide a safe and suitable work area. All work must be carried out in such a way as to ensure that no employees, council staff or any members of the public visiting the site are exposed to any risk of falling objects. Also, that no escape routes are blocked, or access limited in any way.