SCHEDULE OF WORKS

CLIENT:	Willington Parish Council
CLIENT CONTACT DETAILS:	Rachel Male, Clerk to Willington Parish Council M: 07976 2390669 / E: Clerk@willingtonPC.org.uk
PROJECT DESCRIPTION:	Proposed Extension / Alterations for Function Room, Toilets, Changing Rooms, Goal Posts & Gas Bottles Storage & Kitchen to Sports Pavilion
PROJECT ADDRESS:	Sports Pavilion, Twyford Road, Willington, DE65 6BN
PROJECT NUMBER:	J3133
DOCUMENT SIZE:	A4
DATE:	28th June 2023
ISSUE STATUS:	DRAFT 04

REVISION NOTES

Revision: **Date:**

Revised By:

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1.0 PRELIMINARIES AND CONTRACT DOCUMENTS

1.1 Nature of the project:

Proposed Extension / Alterations for Function Room, Toilets, Changing Rooms, Goal Posts & Gas Bottles Storage & Kitchen to Sports Pavilion

This document should be read in conjunction with the following:

- Making Plans Drawing No J3133-02D (Existing & Proposed Block Plans)
- Making Plans Drawing No J3133-03D (Existing Floor Plans & Elevations of Referees' & Players' Changing Rooms)
- Making Plans Drawing No J3133-04G (Proposed Floor Plans & Elevations of Referees' & Players' Changing Rooms)
- Making Plans Drawing No J3133-05A (Proposed Sections)
- 5 x Benchmarx Kitchen & Joinery Kitchen Plan ID. 150701 dated 23/06/2023
- Bayliss Consulting Structural Calculations ref. '6000-June 2023' and associated Mark-up Drawings
- Aquajet CCTV Inspection Report Ref. 01/06/23-EG dated 01/06/2023
- Planning Approval ref. DMPA/2022/0824 issued by South Derbyshire District Council on 15/09/2022
- MFA Building Control Inspection Plan ref. P2023/02/08789
- MFA Building Control Approval ref. P2023/02/08789 dated TBC

Note: The Specification used to gain Building Control approval has been superseded by the Schedule of Works.

1.2 Location:

The property is situated at:

Sports Pavilion, Twyford Road, Willington, DE65 6BN

The property may be inspected once during the tender stage by arrangement with the Client.

1.3 Client:

The term 'Client' shall be deemed to mean:

Rachel Male, Clerk to Willington Parish Council
M: 07976 2390669 / Clerk@willingtonPC.org.uk

1.4 Contractor:

The term 'Contractor' shall be deemed to mean the individual firm or company undertaking the works and shall include the legal representative of such firm or company and the permitted assignees of such individual firm or company.

1.5 Architect:

The term ‘Architect’ shall be deemed to mean:

Making Plans Architecture
t/as Making Plans UK Limited
Ivy Lodge
Twyford Road
Willington
Derby, DE65 6DE

1.6 Safety Advisor:

The term ‘Safety Advisor’ shall be deemed to mean:

Marpal Limited
Marpal House, Wyvern Court
Stainer Way
Wyvern Business Park
Derby
DE21 6BF

Marpal Limited are often used in conjunction with project management by Making Plans. Alternatively, the Client or Contractor may wish to appoint them.

1.7 Structural Engineer:

The term ‘Structural Engineer’ shall be deemed to mean:

Bayliss Consulting
Suite 4 Woburn House
Vernon Gate
Derby
DE1 1UL

1.8 Contract:

This document forms the Contract between the Client and the Contractor.

1.9 Drawings & Documentation:

The Plans, Elevations, Section, Specification and this Schedule of Works prepared by Making Plans Architecture, together with any Structural Design Calculations and Drawings and any other Project Consultants’ work including subsequent amendments, as referred in section 1.1, shall be classed as the contract documents.

1.10 Fixed Price:

A fixed price lump sum is required based on the submitted Drawings & Documentation. Please note that any variations to the plans, specification or other tender documents is to be discussed, quoted and agreed prior to any work being undertaken. The Architect is also to be notified of any changes to the plans and specification.

1.11 Starting and Finishing Dates:

To be agreed by all parties.

The Contractor must ensure reasonable continuity of work during the contract period. By 'reasonable' it would be expected that there would be no longer than 2 weeks break within the Programme of Works to allow for annual leave etc.

1.12 Payments:

Interim and Final Account to be discussed and agreed between Contactor and Client.

Interim payments up to 85% of the Contract Value, including Final Account, are set out below; these are to be discussed and agreed between the Contactor and the Client.

15% of the Contract Value will be held back until the Contractor offers practical completion of the project.

The Client is then to release 10% of the Contract Value to the Contractor.

5% of the Contract price will be held back until Building Control have issued the Completion Certificate:

2.5% of the Contract price will be released once the Completion Certificate is issued;

The remaining 2.5% of the Contract price will be held back until the end of the 3-month defects liability period which starts from the date of the Completion Certificate.

Any extra work required to the original contract are to be discussed and agreed with the Client and are to be paid for separately to the main contract terms upon completion of the work.

1.13 Insurance:

Contractor to provide a copy of the current Insurance Policy including any separate specialist Sub Contractor Insurance Policies. Minimum Requirements would be:

- Public Liability cover to be a minimum of £2m (preferably £5m)
- Contract Workers All Risks (CAR) cover is in place either specifically for this contract or as part of an annual renewable policy.
- Any Sub-Contractors must be Bona-fide Sub-Contractors and it will be the responsibility of the main contractor to ensure that they have adequate insurance in place

Note: If the project build cost is under £50k, there is no need to notify the Property Insurer. If the project build cost is over £50k, the Client should notify their Property Insurer 4 weeks minimum prior to the works commencing.

1.14 Defects Liability Period:

Three months following issue of Building Control Completion Certificate.

1.15 A retention of (2.5%) of the contract sum will be retained by the Client until the end of the defects liability period starting from the date of the Completion Certificate.

1.16 Regulations:

The Contractor must make adequate provision in the tender to cover all aspects of current legislation.

1.17 Foreman/Site Agent:

The Contractor shall nominate and keep a competent person in charge of the contract at all times and the nominated person shall be the only contact for instructions issued by the Architect, the Client and Building Inspector.

1.18 Security:

The Contractor will be responsible for the site security during the outside working hours and provide all necessary hoardings, barriers, temporary lighting etc., and for the safe locking of doors and gates at the end of each working period.

1.19 Accommodation:

Contractor to be aware of Conditions 5 & 6 on Planning Approval ref. DMPA/2022/0824 which state:

5. The area forward of the 2.4m x 120m visibility sightlines available at the site access onto Twyford Road shall be maintained at all times free from any obstruction exceeding 600mm in height relative to the nearside carriageway edge.

6. Prior to the new building being taken into use, the car parking and manoeuvring spaces shall be laid out in accordance with the revised application drawing (3133-02 Rev C) and maintained throughout the lifetime of the development free from any impediment to its designated use.

The building will be completely empty.

Contractor should provide at the start of the project, suitable welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015, sufficient for the expected number of persons on site.

The siting of such accommodation must be agreed by the Client. The site is strictly no smoking and the use of radios shall be agreed beforehand with the Client.

1.20 Site Drawings & Documentation:

The Contractor shall keep a legible copy of the Drawings & Documentation in an accessible position on site at all times.

1.21 Site Meetings:

Site meetings shall be arranged when deemed necessary on a regular basis and proper records kept by the Contractor of such meetings.

1.22 Setting Out:

The Contractor shall be responsible for setting out the works in accordance with the drawings & documents for all trades including protecting the existing property.

1.23 Dimensions:

Figured dimensions and on site measurements are to be taken in preference to scale drawings and any discrepancies are to be reported to the Architect.

1.24 Plant & Equipment:

The Contractor shall provide, erect and maintain as necessary all plant, scaffold, ladders, tools and equipment required for the proper execution of the works and clear away on completion.

1.25 Materials:

All materials shall comply with the Drawings and Documentation, together with:

British Standards,
BBA Certificates,
CE Markings,
The Building Regulations Approved Documents,
NHBC Standards
British Codes of Practice.

Contractor to be aware of Condition 4 on Planning Approval ref. DMPA/2022/0824 which states:

All external materials used in the development shall match those used in the existing building in colour, coursing and texture unless, prior to their incorporation into the development hereby approved, alternative details are first submitted to and approved in writing by the Local Planning Authority pursuant to an application made in that regard, whereafter the approved alternative details shall be incorporated into the development.

Any variation of materials shall only be permitted if approved by the Architect.
All materials and fittings incorporated in the works shall be handled, stored and fixed strictly in accordance with the manufacturer's instructions.

1.26 Workmanship:

All work shall be carried out to the complete satisfaction of the Client, Architect, Building Control and in accordance with British Standard Codes of Practice where applicable.

1.27 Sub-Contractors:

All sub-contractors are the main responsibility of the main contractor and should comply with the Contract Documents in all respects. Copies of individual insurance cover should be provided.

1.28 Unloading, Storage Protection etc:

Contractor to be aware of Condition 3 on Planning Approval ref. DMPA/2022/0824 which states:

No development, including preparatory works, shall commence until protective fences have been erected around the hedgerows fronting Twyford Road. Such fencing shall conform to best practice as set out in British Standard 5837:2012 (or equivalent document which may update or supersede that Standard) and ensure that no vehicles can access, and no storage of materials or equipment can take place within, the root and canopy protection areas. The fences shall be retained in situ during the course of ground and construction works, with the protected areas kept clear of any building materials, plant, debris and trenching, and with existing ground levels maintained; and there shall be no entry to those areas except for approved arboricultural or landscape works.

The Contractor shall provide and maintain the proper facilities for unloading, storage and protection of materials during the contract period and remove same on completion. The siting of materials and skips is to be agreed by the Client. The existing carpark, whilst available for storage and skips, must be protected during the contract period.

1.29 Parking:

The Contractor can park in the carpark.

1.30 Protection- New and Existing Work:

The Contractor shall make provision of the protection of new and existing work during the contract period by dust sheets, hoarding, temporary roofing etc., and make good and clear away on completion. Please note that the existing landscaping and planting are to be retained and protected during the contract period.

1.31 Services:

The Contractor must determine the position, depth etc, of existing services i.e. electrical sockets, lighting, water and gas and make adequate provisions for protecting and maintaining same during the contract period. The Contractor shall be allowed to use the Client's mains electricity and water.

1.32 Electric & Water Supply:

The Contractor shall be responsible for providing all temporary services required to carry out the work and maintaining same during the contract period.

A new external tap is to be installed on the property.

1.33 Shoring and Stability:

The Contractor shall make provision for all necessary shoring, needling and strutting to the structure and clear away on completion.

1.34 Adjacent Property and Public Road:

The Contractor shall make all necessary provision for the protection of adjacent property and against falling materials etc, on to any public highway.

1.35 Inconvenience:

The Contractor shall take all necessary steps to minimize inconvenience to the Client and general public by silencing noisy plant and equipment – keeping roads and access free of obstructions and dirt etc, and by other means deemed necessary.

1.36 Making Good:

The Contractor shall make good in all trades all existing work disturbed including boundary enclosures, landscaping, paving etc, to the entire satisfaction of the Client.

1.37 Cleaning:

The Contractor shall ensure that the site and existing property shall be kept as clean and tidy as possible throughout the build project and thoroughly clean all new and existing floors, driveway, glazing and ironmongery, ease and adjust all doors, locks and levers and leave the whole works clean and tidy on completion.

1.38 Inspection:

The Contractor shall provide all necessary facilities and attendance for the Architect to inspect the whole of the works thoroughly at regular intervals and prior to practical completion.
The Contractor shall make all arrangements with the local Building Control Department for the inspection of works at the relevant stages of construction and duly complete cards and records issued for this purpose.
Particular attention should be paid to the inspection of structural steelwork.

1.39 Guarantees etc:

All certificates required as listed in the project specification shall be passed to the Client on completion of the works.
If an Insurance Backed Guarantee is available through either The Federation of Master Builders or an alternative this should be indicated within the proposal separately.

1.40 Keys:

The Contractor is to present to the Client with 3 sets of keys for all new doors and windows at the time of practical completion. The availability of keys to the existing property is to be agreed with the Client. In particular, access to the property will be required should the electricity be tripped by use of plant and equipment on site. During the critical stages of the project, access will be required inside the existing property.

1.41 Building Control Approval:

Note Building Control Requirements:

1. Please provide structural calculations for the steel beams.
2. Please provide emergency lighting to the escape route: including the function room and changing rooms in accordance with BS5266.
3. Please provide fire signage in accordance with BS5499.
4. Please provide the location of the combi boiler.
5. In addition to the L3 system please provide manual call points to final exit doors and sounders in accordance with BS5839.

Consultation with the Fire Officer is currently in progress. Any comments will be passed on in due course.

The Building Control application for this project was processed through MFA Building control ref. P2023/02/08789 and was approved on TBC. It is the Contractor's responsibility and a legal requirement to notify Building Control at least 7 days prior to commencement and at various stages of construction, quoting the relevant Building Control reference number. It is also the Contractor's responsibility to provide Building Control with any Gas Safe Certificates, Electrical Certificates for Part P, EPC (Energy Performance Certificate and Sound Testing results, where relevant, in order to obtain a Certificate of Completion at the end of the project.

1.42 Tender Return:

The completed Form of Tender should be returned to Making Plans Architecture office by 12pm on Friday …… 2023.

2.0 MATERIALS AND WORKMANSHIP:

The contractor is to carry out the works using materials and workmanship in accordance with the specification. Variation of the specified materials shall not be permitted unless prior approved by the architect. All work is to be constructed to the complete satisfaction of the Architect and Building Control.

2.1 Materials:

All materials will comply with:

- The Building Regulations Approved Documents,
- NHBC Standards,

And in order of preference:

- British and European Standards, BBA Certificates or CE Markings.

Contractor to be aware of Condition 4 on Planning Approval ref. DMPA/2022/0824 which states:

> *All external materials used in the development shall match those used in the existing building in colour, coursing and texture unless, prior to their incorporation into the development hereby approved, alternative details are first submitted to and approved in writing by the Local Planning Authority pursuant to an application made in that regard, whereafter the approved alternative details shall be incorporated into the development.*

All softwood is to be pressure preservative impregnated 'vac-vac' or equal approved, with brush applied treatment of all site cut ends in accordance with the manufacturer's instructions.

All screws and fixings etc. are to be non ferrous.

All materials and fittings incorporated in the works shall be handled, stored and fixed strictly in accordance with the manufacturer's instructions.

2.2 Workmanship:

All workmanship will comply with:

- The Building Regulations Approved Documents,
- NHBC Standards,

And

- British Standard Codes of Practice.

3.0 CDM: CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015:

Under the Construction (Design and Management) Regulations 2015 (CDM 2015) which came into force in April 2015, virtually everyone involved in a construction project has legal duties. These 'dutyholders' are defined in the attached information or more information can be found from the following link *www.hse.gov.uk/construction/cdm/2015/responsibilities.html.*

SUB-STRUCTURE

4.0 DEMOLITION:

4.1 Existing Roof:

To the existing buildings, the existing roof tiles, ridges and roof timbers are to be carefully removed and discarded off site.

4.2 Existing Floors:

All existing concrete floors are to be broken up and removed to allow for thenew floor construction.

4.3 Existing Doors & Windows:

Contractor to allow for removing all existing UPVC doors and windows and discarding all materials off site.

4.4 Existing Fittings:

Contractor to allow for removing all existing consumer units, electrics, electrical and lighting sockets, convection heaters, bar heaters and shower heaters and pipework. All waste and materials to be discarded off site.

All existing WC/shower fittings are to be removed and materials discarded off site.

5.0 FOUNDATIONS:

Note: Contractor to arrange Building Inspection at the '*Excavation for foundations'* stage, as per MFA Building Control's Inspection Plan, which forms part of the Tender Pack.

Drain invert levels are to be checked prior to commencement of trench excavations.

Trench excavations are to be a minimum of 1000mm deep below the lowest ground level and 600mm wide for outer cavity walls and 450mm wide for internal single skin load bearing walls. All depths are to be approved on site by the Building Control Officer which will be determined by the ground conditions. Grade ST4 trench-fill concrete laid to max 150mm from finished ground level. Good quality brickwork to both skins underground or suitable alternative i.e. trench block.

Note:

- It is recommended for the Building Control Officer to be called to site prior to commencement of Trench excavations to discuss foundation depths etc.
- The underside of footing to be below invert level of any new or existing drain.
- The underside of footing is to be a minimum 150mm below the invert level of any new or existing drain. Footings are to be stepped to suit the existing drain depth on Making Plans Drawing No. J3133-03D, assume around 1250mm.

- Where drainage pipes pass through footings they are to be protected by bridging over them with concrete lintels to the Building Inspectors approval.

- Water levels to be checked on site for any impact on the concrete installation.

- We have based our foundation specification on the assumption that the original building is sitting on strip footings.

5.2 Existing Hedges:

Due to the location of existing hedges on site, it may be necessary for a Structural engineer to confirm the species within the zone of influence and any special foundation design prior to commencement on site; these are usually to be submitted minimum 4 weeks prior to commencement.

Note: Should the foundation depths exceed 1.5m (due to the presence of trees on site), 'Clay-board' or similar will be required together with a suspended floor slab.

6.0 BELOW GROUND DRAINAGE:

6.1 Existing Drains:

The underside of footing is to be a minimum 150mm below the invert level of any new or existing drain. Footings are to be stepped to suit the existing drain depth on Making Plans Drawing No. J3133-03D, assume around 1250mm.

Contractor to refer to Aquajet CCTV Inspection Report Ref. 01/06/23-EG dated 01/06/2023.

Before starting work, check invert levels and positions of existing drains and manholes and the condition of any pipework below any floors. Contractor to confirm findings to the architect. Adequately protect existing drains.

Severn Trent Water have confirmed that if the building work is more than 5m away from the 770mm sewer shown on their plans, then their consent is not needed.

6.2 All New Drains and Fittings to be:

In accordance with BS8301:1985. All to BS EN 1401.

6.3 Drains:

To be UPVC 110mm Hepworth Plasti Drain using polypropylene flexible joints.

New foul water drainage to connect to the existing system via the new drains and inspection chambers as indicated on the plans. Some existing pipework will need to be replaced where indicated on the inspection report and in particular before the system leaves the plot and connects into the existing sewer.

Rainwater down pipes to discharge through storm drains and into a new soak-a-way (subject to percolation test). Design and location is to be approved on site by Building Control Officer. Minimum 5m clear of any buildings or highways.

New trapped gullies required to take new rainwater pipes. Under-ground drainage to be 110mm diameter plastic pipes to a minimum 1 in 40 fall laid on a 150mm granular bed. Any pipes which pass under the building are all to be surrounded and bed in 150mm pea gravel. Where drainage pipes pass through footings they are to be protected by bridging over them with concrete lintels.

All drainage should be carried out in conjunction with the building regulations approved document H, to the building inspector's approval.
Note: Contractor to arrange Building Inspection at the 'Underground Drainage Works' stage, as per MFA Building Control's Inspection Plan, which forms part of the Tender Pack.

6.4 Gullies:

To be generally, Hepworth Square Top Gully complete with polypropylene rotating top and grid cover.

6.5 Inspection Chambers:

New inspection chambers to be Hepworth PPIC polypropylene 475mm dia. complete with ductile iron cover and plastic frame all set on min. 100mm thick 10mm single size aggregate granular bed and surround.

6.6 Channel Drains:

Generally:
To be Hepworth HepFlow linear drainage channel complete with polypropylene grate cover.

Adjacent entrance doors in conjunction with the building regulations approved document M, access for disabled people. To be Hepworth Threshold Drain, complete with threshold drain assembly; outlet adapter; jointing piece and end caps.

6.7 Gradients:

Surface water drains should be laid to a gradient with a minimum fall of 1 in 100.

Foul water drains should be laid to a gradient with a minimum fall of 1 in 40 where the peak flow is less than 1 litre/ second.

6.8 Excavating Pipe Trenches:

The trench width is to be as small as practicable but not less than external diameter of pipe plus 300 mm. The trench sides must be vertical from bottom up to 300 mm above crown of pipe. Excavate to formation immediately before laying beds or pipes. Remove mud, rock projections, boulders and hard spots and replace with well consolidated bedding material. Harden local soft spots by tamping in bedding material.

The trench sides should be adequately supported. Trenches deeper than 1.2 metres need shoring. All excavated material should be placed 4 to 5 metres from the edge of the excavation or outside a 45° line drawn from the bottom of the trench.

If applicable, buried services such as gas, electricity and water should be uncovered with extreme care.

Trenches should be kept free from water, where possible, and the trench formation should be maintained free from disturbance due to foot traffic.

6.9 Bedding/Jointing Generally:

Lay pipes to true line and regular gradient on an even bed for the full length of the barrel with sockets (if any) facing up the gradient. Joint using recommended lubricants, leaving recommended gaps at ends of spigots to allow for movement. Comply with Building Control requirements in respect of arrangement, flexible jointing, bedding and surround of pipes at junctions with manholes, foundation walls and other points where differential settlement may occur.

6.10 Bedding and Backfilling:

The type of bedding and backfilling and minimum cover used is to be approved by and in complete accordance with the building inspector's instructions.

6.11 Pipes Passing Through Walls/Foundations:

Pipes which pass through walls or foundations should be bedded in the wall/ foundation with a short length of pipe, with a flexible joint within 150mm of the wall/ foundation to both sides, and connected to adjacent rocker pipes max. 600mm long with flexible joints to both sides.

6.12 Testing & Inspection:

Water Tightness;

After laying, including any necessary concrete or other haunching or surrounding and backfilling, gravity drains and private sewers should be tested for water tightness using either an air test or a water test. For information on test requirements see BS 8000 Part 14 or BS EN 1610.

Air Test;

For pipes up to 300mm diameter, the pipe should be pressurized up to a pressure of 110mm water gauge for and held for approximately 5 minutes prior to testing. Following this the pipe should be able hold an initial 100mm pressure with a maximum loss of head on a manometer of 25mm in a period of 7 minutes.

Water Test;

For pipes up to 300mm diameter the system should be filled with water up to depth of 500mm above the lowest invert in the test section and a minimum depth of 100mm measured at the highest invert in the test section. This may then be left for a period (one hour is generally sufficient) to condition the pipe. The test pressure should then be maintained for a period of 30 minutes, by topping up the water level as necessary so that it is within 10mm of the required level throughout the test. The losses per square metre of surface area should not exceed 0.15 litres for test lengths with only pipelines or 0.20 litres for test lengths including pipelines and manholes, or 0.40 litres for tests with only manholes and inspection chambers alone (i.e. no pipelines).

7.0 WALLS BELOW DPC:

U-value: Area weighted average 0.35 W/m²k; Limiting Value 0.70 W/m²k.

302mm overall width cavity wall to consist of outer leaf of 102mm thick Facing Brick to approved sample; 100mm overall width cavity comprising 100mm Knauf Earthwool DriTherm 32 Ultimate insulation; with inner leaf of 100mm Durox Supabloc (aerated) blockwork or equal approved by the Building Inspector. Mortar designation according to BS 5628:P3:2001. Alternatively, the mix may be 1:1:5.5, cement: lime: sand, with plasticizer. Pointing to be as existing. Stainless Steel Cavity wall ties are to be 225mm Ancon Staifix HRT4 Housing Wall Ties with 80mm insulation retaining clips, all to BS 5628-1:2005 and BS EN 845-1:2003; to be set at 450mm vertical and 900mm staggered horizontal centres, around openings set at 225mm vertical centres.

Below external ground level the cavity shall be filled with lean mix concrete up to 225mm below the lowest DPC.

7.1 Accredited Construction Details:

Construction of the masonry cavity walls shall be carried out in accordance with the 'Accredited Construction Details for Part L'.

8.0 DAMP PROOF COURSE:

Horizontal and vertical Damp Proof Course to BS 743 Vertical Damp Proof Course to all new openings, minimum 150mm wide. Horizontal Damp Proof Course to be continuous with Damp Proof Membrane in the floor and positioned 150mm minimum above finished ground level. Cavities to be filled with a weak mix concrete 225mm below DPC.

Visqueen Zedex CPT (Co-Polymer Thermoplastic) DPC with min. 100mm laps and fully sealed using Visqueen double-sided jointing tape, laid in 1:3 mix cement mortar, min. 150mm above ground level.

Visqueen Zedex CPT Pre-Formed Cavity Tray Units to be installed between ground level and lapping under the DPC on the inner leaf blockwork 150mm above ground level. Cavity tray and DPC to be fully sealed using Visqueen double-sided jointing tape.

Weep holes are to be provided at maximum 900mm c/s, at course immediately above external ground level by raking perpends and installing Glidevale MV650 weep vents (colour to match brickwork).

9.0 GROUND FLOOR SLAB:

Note: Contractor to arrange Building Inspection at the '*Floor slab prior to concreting'* stage, as per MFA Building Control's Inspection Plan, which forms part of the Tender Pack.

9.1 Existing Floors:

All existing concrete floors are to be broken up and removed to allow for the new floor construction.

9.2 New Ground Floor (Solid):

Install 100mm grade ST2 ready mixed concrete in-situ floor slab to all existing and new floors, hand finished on a 1200g polythene vapour control layer on 100mm Celotex GA4100 insulation on 2000g polythene DPM made continuous with DPC on sand-blinded well consolidated hardcore, min 150mm over cleared topsoil (max 600mm deep). All to provide a maximum U-value of 0.18W/m2K.

Note:

- The finished ground floor level is to be a minimum of 150mm above the finished ground level. Height is to be agreed on site.

- Provide 25mm flooring grade Celotex insulation upstand around the perimeter of the floors, including where the floor slab touches outside walls i.e. at door thresholds.

- DPM to be lapped under wall DPC and fully sealed using Visqueen double-sided jointing tape making sure there are no air gaps and the DPM is not stretched or displaced. All services and drains to be installed prior to pouring slab/screed including any under-floor heating system where required. Any services or drains which penetrate the DPM are to be fully sealed using Visqueen Zedex Pre-formed units and double-sided jointing tape ensuring there are no air gaps. This is to ensure there is a sufficient radon protection barrier.

SUPER-STRUCTURE

10.0 EXTERNAL WALLS:

10.1 New External Cavity Walls (Double Skin Blockwork):

300mm thick double skin blockwork cavity construction with Ancon Staifix HRT4 Stainless Steel wall ties at 750 c/c horizontally and 400 c/c vertically staggered, 225 c/c vertically at reveals. 100mm blockwork outer-leaf, 100mm cavity fully filled with 100mm Celotex Cavity Wall Slab (CWS) 32 insulation and to the internal skin 100mm Durox Supabloc (3.6N aerated blockwork - Thermal Conductivity 0.11W/mK) or equal approved by Building Inspector.

Where rendered, joints on walls must be raked out at least 10mm deep. The render mix is to be in accordance with BS5262, BS EN 998 – 1 and BS EN 13914 – 1 and the render must not bridge over the Damp Proof Course. The cavity is to be filled with lean mix concrete 225mm below DPC.

Lintels to external walls shall be proprietary galvanized mild steel IG Standard L1/S 100 to BS 5977, with a minimum 150mm bearing and integral insulation. Install Visqueen Zedex CPT Pre-Formed Cavity Tray Units over lintels. Weep holes are to be formed above lintels at maximum 450mm centres by raking perpends and installing Glidevale MV650 weep vent's (colour to match brickwork).

Note:

- All cavities around external openings in new cavity wall to have Thermabate insulated cavity closer or equal approved and insulated lintels over. Lintels are to be suitable for loadings.

- The cavity wall insulation must be taken down below the Damp Course level, finishing at the same level as the underside of the floor slab insulation.

- The cavity wall insulation must be continuous within the gable and up to the roof insulation.

10.2 Render:

One coat rendering mortar (OC) for external use EN 998-1:2010.

Description - Ecorend MR1 Monocouche One Coat Render, is a high performance, cement based, through coloured scratch render. Developed to have excellent water repellence, breathability and adhesion, it is also easy to apply, by hand or by spray, in one coat. The products through colour characteristics ensure a low maintenance, attractive, stone looking finish.

OR

Eco_Rend SR15 Silicone Thin Coat Render – Anti-crack:

Water diluted external render based on organic binder EN 15824:2009.

Description - Ecorend SR15 Silicone Thin Coat Render, is a ready to use, through coloured, flexible thin coat render. Developed using high performance silicone technology ensures that the finish is highly water repellent, highly vapour permeable and extremely flexible, giving the very best resistance to cracking. This product can be applied by hand or spray and must be used as the topcoat in the SR15 system (see our literature for further system details).

10.3 Horizontal Cladding:

Where indicated on the plans, Eurocell Coastline Moondust grey composite cladding is to be fixed to 50 x 38mm vertical timber battens (preservative treated and planed on 2 faces) at maximum 600mm centres. Joints and corner battens are to be 75 x 38mm. The cladding should be fixed to at least three battens; if it is only fixed to two, then the batten spacing should be reduced to 400mm. A minimum 30mm clear cavity must be provided behind the cladding with a 10mm continuous opening at the base, head and at the window and door heads and sills.

Cladding is to be installed to the ventilated rainscreen principle. This means air can flow in at the base of the system, behind the cladding and then out, over the top of the weatherboard system. The air flow behind the weatherboard enables the system to remove moisture. Impeding this process could lead to moisture problems within the system.

10.4 Movement Joints:

As the building is over 10 meters long, movement joints will be required where new walls meet the existing structures subject to agreement with the Building Inspector.

Use Ancon PPS wall ties with de-bonding sleeves at 225mm max vertical centres. 16mm thick high performance compressible joint filler e.g. Flexible cellular polyethylene, cellular polyurethane or foam rubber with 16mm wide proprietary joint sealant appropriate for the joint filler and with a width:depth ratio as recommended by the manufacturer.

10.5 Upgrading of Existing 250mm Brick & Block Cavity Walls:

Internally, the walls are to be upgraded by installing on dot & dab 62.5mm thick Celotex PL4050 (50 +12.5mm) insulated plasterboard with taped and skimmed finish. External finish to be render as per the new walls. All to provide a U-value of 0.28W/m2K.

10.6 Date Stone:

Contractor to supply and install a date stone as indicated on the plans.

10.7 Internal Walls:

Non load bearing internal blockwork walls are to be built off the new concrete floor slab. To the rooms listed below, internal blockwork is to be pointed and left exposed to receive a painted finish:

- Entrance Lobby
- Male WC
- Female WC
- Disabled WC/Baby Changing
- Store
- All Changing Rooms

To the rooms listed below, walls are to be finished internally with 12.5mm British Gypsum Wallboard; with all joints staggered and all edges supported; sealed with polysulphide sealant at all perimeters, junctions and openings; set on dabs; finished with scrim and British Gypsum 'Thistleboard finish' plaster skim. All to provide a U-value of 0.18W/m2K.

- Function Room
- Kitchen
- Clerk's Office

10.8 Continual Insulation:

It is necessary to maintain continual insulation throughout the construction of the building, in particular floor / wall and wall / roof junctions.

10.9 Ground Floor / Cavity Wall:

It is necessary for the cavity wall insulation to pass below the DPC level / ground floor insulation and the ground floor insulation turned up the edges to prevent a direct cold bridge.

10.10 Cavity Wall / Roof:

During construction, prior to the roof covering being fitted, it is necessary to wrap min 100mm glassfibre insulation from the cavity (made continuous with the cavity wall insulation over the wallplate and adequately into the roof void, where at the stage of the roof insulation being fitted, both can be abutted.

Also over the wallplate insulation suitable ducting should be placed to maintain a minimum of 50mm continuous airflow.

11.0 STEEL WORK & LINTELS:

11.1 Steelwork:

All steel beams and columns to Canopy, including padstones and connection details are to be installed as per Bayliss Consulting Structural Calculations ref. '6000-June 2023' and associated Mark-up Drawings, whose details supersede those of Making Plans UK Limited. The work is to be installed to the complete satisfaction of the structural engineer and Building Control.

All structural steel work is to receive two coats of factory applied red oxide primer, or an alternative primer to British Standards. Any steelwork which is to be installed in exposed areas is to be hot dip galvanized. Any steelwork which is to be bedded into external walls is to be coated in bitumen.

Note: All structured steelwork should be grade S355. The grade of steel specified is what generally comes from the mills. All the fabricators we work with have confirmed this in the past that 355 is the standard grade these days. The builder should get certification from his fabricator that this is what has been purchased.

11.2 Lintels:

Lintels to external walls shall be proprietary galvanized mild steel IG Standard L1/S 100 to BS 5977, with a minimum 150mm bearing and integral insulation. Install Visqueen Zedex CPT Pre-Formed Cavity Tray Units over lintels. Weep holes are to be formed above lintels at maximum 450mm centers by raking perpends and installing Glidevale MV650 weep vent's (colour to match brickwork).

Internal wall lintels can be either; proprietary galvanized mild steel to BS 5977, with a minimum 150mm bearing, or; a pre-cast concrete lintel with 150mm bearing.

12.0 ROOF WORK

Note: Contractor to arrange Building Inspection at the '*Roof timbers & Structural members before covering'* stages, as per MFA Building Control's Inspection Plan, which forms part of the Tender Pack.

12.1 Existing Roof:

To the existing buildings, the existing roof tiles, ridges and roof timbers are to be carefully removed and discarded off site.

12.2 New Roof (Trusses):

New grey flat concrete interlocking roof tiles to match existing, laid on 50 x 25mm SW treated tiling battens on Monarperm 700 roofing membrane (min 150mm laps) over pre-fabricated roof trusses designed and specified by truss manufacturer, at maximum 600mm centres on a 100 x 75mm wall plate secured with 30 x 5mm galvanised steel restraint straps at maximum 2000mm centres and bracing all to B.S 5268 & 5628.

Restraining straps must be installed to the trusses to transmit wind loads on walls into the roof structure. Connections should be made with 30 x 5 mm thick or approved, profile galvanised steel straps fixed to at least three trusses and noggings with 3.35 x 65mm long corrosion resistant nails. Install straps at a maximum of 2m centres at rafter and ceiling tie level. Trusses also need strapping to the gable walls.

To flat ceilings install a minimum of 400mm total Insulation quilt within roof void, 200mm Crown Wool or equal laid between ceiling joists and 200mm Crown Wool or equal laid perpendicularly over. Install 12.5mm plasterboard and skim finish to underside. 50mm airflow is to be maintained over wall plates and across ridge. All to provide a maximum U-value of 0.15W/m2K.

Note:

- Attic trusses are to be used over all areas except the Changing Rooms roof to provide a loft void for storage. Contractor to board out Lofts above all areas except Changing Rooms.

- Fink trusses are to be used over the Changing Rooms There should be no access into the Changing Rooms Loft.

- Tiles used to be suitable for roof pitch and installed in accordance with manufacturer recommendations.

- During construction, prior to the roof covering being fitted, it is necessary to wrap min 100mm glassfibre insulation from the cavity (made continuous with the cavity wall insulation over the wallplate and adequately into the roof void, where at the stage of the roof insulation being fitted, both can be abutted.

- Over the wallplate insulation suitable ducting should be placed to maintain min 50mm continuous airflow.

- Metal anchors are to be installed at max 2000mm c/c to tie gable wall to the roof construction at verge and ceiling level, all tie irons are to be stainless steel.

- Exposed ceiling to projecting gable roof to west elevation to be boarded with 12.5mm thick Supalux board, not plasterboard.

- Diminishing roof trusses to gable roof over main roof.

Note: Truss design calculations will need to be submitted.

12.3 Sun Tunnel:

A Velux sun tunnel is to be fitted in the Clerk's Assistant's office.

12.4 Roof Ventilation:

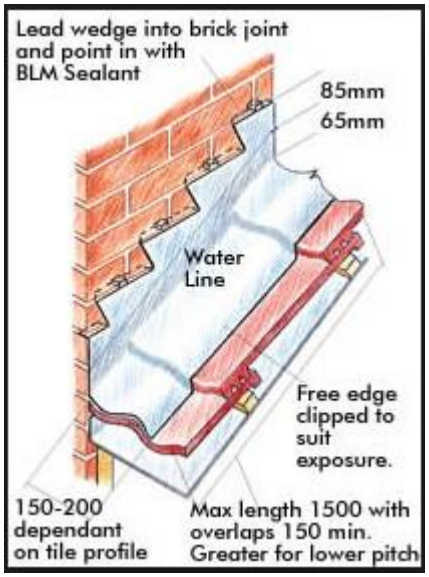
Lean-to roofs where insulation follows slope of the roof requires a minimum 25mm air gap when the venting is through the breathable roofing membrane. * It is however good practice to maintain the maximum air gap available over the insulation.

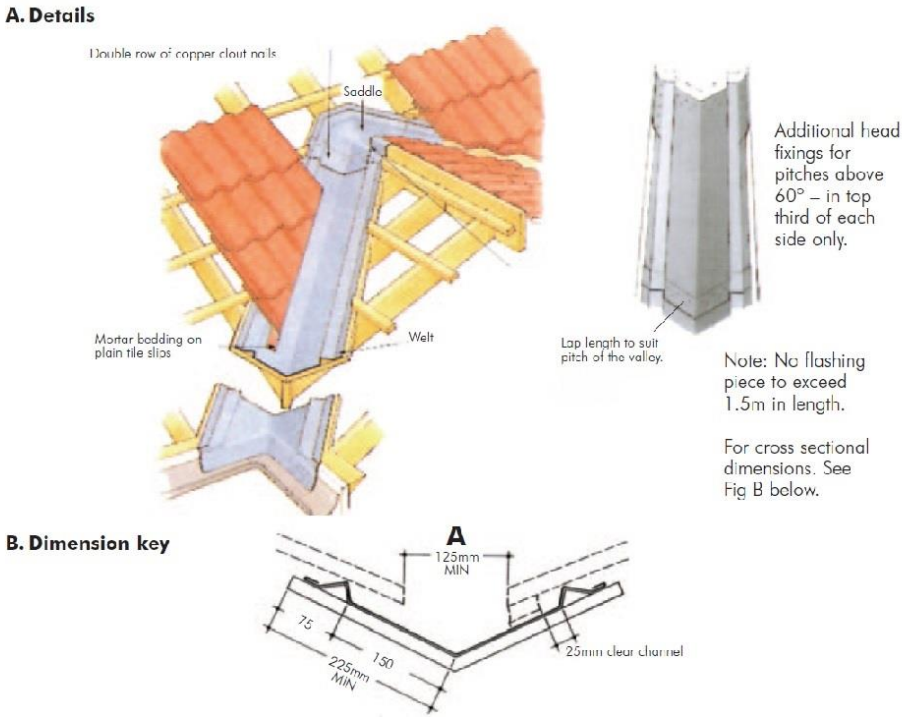
12.5 Ceilings:

Ceilings below trusses to be 12.5mm British Gypsum Wallboard; with all joints staggered and all edges supported; sealed with polysulphide sealant at all perimeters, junctions and openings; finished with scrim and British Gypsum 'Thistleboard finish' plaster skim.

12.6 Lead Flashing:

Code 4 lead flashing is to be fixed to the roof where it meets the wall. All flashings should be secured against the risk of wind lift. Position fixing clips at between 300-500mm centres depending upon the degree of exposure to wind. Clips should be made from quarter hard copper, at least 0.6mm thick or stainless steel at least 0.38mm thick. Turn the clips over by at least 25mm.





The Lead Sheet Association Manual contains some very specific recommendations regarding the use of lead for flashing with roof tiles. The basis for these recommendations is that the length of the flashing should be related to a vertical rise of 75 mm.

However, it is still a common mistake to interpret the lap as being relative to the rafter pitch rather than the tile pitch. With some tiles the difference between rafter pitch and tile pitch can be as little as 2.5º but with plain tiles it can be as much as 10º. At low pitches, the difference between the tile pitch and rafter pitch can increase the length of the flashing by up to 125 mm. This means that at a tile pitch of 30º the length of the flashing over the surface of the tile should be 150 mm. From this point, as the tile pitch reduces, so the length of the flashing should increase until the lowest allowable pitch of 11º is reached. At 11º the length of the flashing must either be 400 mm or completely cover the interlocking tile and turn down the leading edge.

For a typical flat interlocking tile at a 20º rafter pitch, the minimum lap of the lead over the head of the tiles at a top edge abutment would be 285 mm and the minimum lap of the lead up the valley would be 315 mm.

12.7 Leadwork:

All lead used in stepped, apron or covered flashings to be in code no. 4. All lead used for cladding, flashings etc., to be treated with patination oil on completion to prevent staining of brickwork below and to create a crisp dark grey finish.

13.0 FASCIAS, SOFFITS, BARGEBOARDS:

Contractor to allow for removing all existing fascias and soffits and for discarding all materials off site.

Contractor to allow for new replacement black UPVC fascias and soffits throughout the property..

Fascias, Soffits and Bargeboards to be UPVC, fixed in strict accordance with the manufacturer's details. Site measurements are to be taken to determine the sizes required.

14.0 RAINWATER GOODS:

This capacity meets BS EN 12056-3.

14.1 All New Rainwater Goods to Be:

Pipes, fittings and accessories: To BS 4576: Part 1

Contractor to remove all existing black UPVC guttering and downpipes and discard all materials off site.

14.2 Guttering:

New guttering to be 110mm diameter half round section black UPVC complete with jointing brackets, union brackets, support brackets at max 1000mm centres, straight running outlets, internal stop ends and 90° angles where required.

14.3 Downpipes:

New downpipes to be 68mm diameter round section black UPVC, off brackets fixed to wall at max 2000mm centres.

14.4 Testing and Inspection:

Temporarily seal the open ends of the pipework with plugs. Connect a U tube water gauge and air pump to the pipework via a plug or through the trap of an appliance. Pump air into pipework until gauge registers 38mm. Allow a period for temperature stabilization, after which the pressure of 38 mm is to be maintained without loss for not less than 3 minutes.

15.0 DOORS & WINDOWS:

15.1 General Requirements:

The final style, design, colours and ironmongery to be discuss and agreed with the client prior to ordering. All doors and windows are to be fixed strictly in accordance with the manufacturer's instructions.

No habitable room is to have a window with an opening of less than 0.33m², (450mm x 750mm minimum opening width and height). The bottom of the opening is to be positioned not more than 1100mm above finished floor level in accordance with the building regulations approved document B.

All window and door jambs and cills to cavities are to be closed with Cemex Thermabate 100 UPVC insulated cavity closers with integral DPC and fixed in accordance with the manufacturer's instructions. Window or door frames are to lap the cavity closer by a minimum of 10mm. Frames are to be sealed externally on all perimeters with 1 part polysulphide sealant.

15.2 External Doors:

Contractor to allow for removing all existing UPVC doors and for discarding all materials off site.

Contractor to allow for supplying and installing the following new RAL 7016 anthracite UPVC doors, styled as indicated on the drawings and agreed with the client to be fixed strictly in accordance with the manufacturer's instructions.

- New double entrance doors to Entrance Lobby
- New fire escape double doors to Function Room
- New door to Home Changing Area
- New door to Referee Changing Area
- New door to Away Changing Area

Contractor to ensure that a low threshold with no sill is provided to allow wheelchair access to all new doors mentioned above.

External doors to be hung in fully weather-stripped frame with proprietary threshold strips and anti-finger trap devices.

15.3 Windows:

Contractor to allow for removing all existing UPVC windows and for disposing of all materials off site.

Contractor to block up the apertures where the windows have been removed on the proposed East Elevation.

Contractor to allow for supplying and installing the following new RAL 7016 anthracite UPVC windows, styled as indicated on the drawings and agreed with the client to be fixed strictly in accordance with the manufacturer's instructions.

Function Room:	2 x new 3-split windows 4 x new tall windows
Kitchen:	2m wide 3-split folding window, sill level to worktop

Openable windows to be fitted with easy-clean hinges and brushed aluminium ironmongery / ironmongery to match existing to approved sample. Ironmongery to ground floor windows to be fitted with locks. (Note that no locks shall be fitted to windows noted M.O.E. – means of escape).

15.4 Glazing:

New door and window frames to be fitted with double glazing units incorporating an air gap between glass which is to be argon gas filled. Glass to be Celcius Clear Elite performance glazing, which has a U-value of 1.0 W/m2K, a solar factor of 42%, 58% heat reflection, is toughened to BS EN 12150-1, is manufactured to BS EN 1279-2. All to provide a maximum U-value of 1.4W/ m^2k. All to be fully draught proofed.

Toughened or laminated glass to BS 952-1:1995 shall be installed into all critical locations to resist breakage in accordance with BS 6206: 1981. All in accordance with part N of the building regulations.

This includes:

- All internal and external glazed doors from ground level to a minimum height of 1500mm.
- Any glazed side panels within 300mm of the door from ground level to a minimum height of 1500mm.
- Any internal and external partitions from ground level to a minimum height of 800mm, glazing sealants must be resistant to moisture and ultra-violet light.

Door and window security to be in accordance with PAS 24:2012, in accordance with Approved Document Q.

15.5 Ventilation:

See section **'**Background & Mechanical Ventilation'**.**

15.6 Certificates:

External windows and doors shall only be installed by a registered FENSA installer. A certificate shall be forwarded to building control within 30 days of completion of the installation work.

SERVICES

16.0 BACKGROUND & MECHANICAL VENTILATION:

Kitchen - 6,000mm^2 background ventilation with openable windows with some part at least 1.75m above finished floor and mechanical extract ventilation providing 30 litres/sec adjacent to hob or 60 litres/sec elsewhere.

WC - Mechanical extract ventilation providing 6 litres/sec extract per WC pan or urinal.

Changing/Shower Rooms - Mechanical extract providing 15 litres /sec rapid.

17.0 ELECTRICS

17.1 General Requirements:

The existing electric meter is located in the existing Store.

There are two existing consumer units located in the existing Store.

Contractor to allow for removing all existing consumer units, electrics, electrical and lighting sockets, convection heaters, bar heaters and shower heaters. All waste and materials to be discarded off site.

The Client will arrange for the new electric supply and meter to be installed and will cover the cost of installation.

The Contractor to allow for all other work from the point of the meter.

All work will be completely new, with a full rewire and new consumer unit in the Entrance Lobby.

Note: Heat detector in the Kitchen should not be positioned directly above the ovens or hob.

All new sockets and switches are to be in a white plastic finish to be discussed and agreed with the Client.

Note Building Control Requirements:

- Provide emergency lighting to the escape route: including the function room, entrance lobby/corridor and changing rooms in accordance with BS5266.
- Provide fire signage in accordance with BS5499. These are to be located above all doors on escape routes and walls where there is a change in direction and above final exit doors The actual number and position of fire alarms should be determined by the electrician/installer.
- In addition to the L3 system please provide manual call points to final exit doors and sounders in accordance with BS5839. Manual call points are required to all final exit doors and the number and position of the sounders should be determined by the electrician/installer.

Entrance Lobby:	10 x LED downlights 2 x double sockets Thermostat Alarm panel Fire alarm panel 2 x smoke detectors Points for emergency sounders Emergency lighting PIR alarm sensor
Function Room:	16 x double sockets 60 x LED downlights with 4 zones CAT6/Internet point Smoke detector Fire alarm Points for emergency sounders Emergency lighting PIR alarm sensor
Kitchen:	Heat detector Fused spur to fridge Fused spur to oven Fused spur to gas hob Fused spur to boiler Fused spur to extractor which must vent externally 10 x double sockets 9 x LED downlights 1 x under cupboard light
Clerk's/Assistant's Office:	6 x LED downlights 6 x double sockets CAT6/Internet point Smoke detector Fire alarm
Store:	6 x LED downlights 1 x double socket
Female WC:	2 x LED downlights Light switch on sensor Extraction fan & duct to side wall

Male WC:	4 x LED downlights Light switch on sensor Extraction fan & duct to side wall
Disabled WC/Baby Changing:	4 x LED downlights Light switch on sensor Extraction fan & duct to side wall Emergency pull cord & call point
Home Changing:	16 x LED downlights Light switch on sensor 2 x double sockets In line extraction fan & duct to side wall Point for electric radiator Point for electric showers Emergency lighting
Referee Changing:	4 x LED downlights Light switch on sensor 1 x double socket In line extraction fan & duct to side wall Point for electric radiator Point for electric showers Emergency lighting
Away Changing:	16 x LED downlights Light switch on sensor 2 x double sockets In line extraction fan & duct to side wall Point for electric radiator Point for electric showers Emergency lighting
Canopy/External:	5 x LED downlights & light with a manual timer 1 x double socket
Loft:	4 x LED light strips 2 x double sockets
External to Changing:	2 x external double sockets 3 x external up/down lights & light with a manual timer
Alarm:	Contractor to provide an E/O cost for a new ‘caller’ burglar alarm is to be fitted which connects to a phone app and to the Police.

All electrical installations are to be agreed with the Client and marked out as necessary. The Contractor is responsible for assessing all alterations to the existing electrical arrangement.

All electrical work required to meet requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Building Inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate issued for the work by a person competent to do so. Electrical certificates for the emergency lighting and the fire alarm should also submitted into Building Control.

An energy efficient light fitting to be provided where necessary in accordance with section 1.54 of part L of the approved document.

All switches and sockets shall be positioned between a min. height of 450mm and a max. height of 1200mm in accordance with diagram 29, section 8 of the building regulations approved document M. These are to be agreed and marked on site with the Client at first fix stage.

Note: At least 75% of the new light fittings should be capable of receiving only energy efficient light fittings.

18.0 GAS:

The Client will arrange for a new gas supply and meter to be installed and will cover the cost of installation.

The Contractor is to allow for all other work from the point of the meter.

All new gas pipes to be installed/ extended to new areas in 15mm copper, strictly by a GAS SAFE registered plumber. All new gas appliances to be fitted strictly by a GAS SAFE registered plumber.

19.0 CENTRAL HEATING & HOT WATER SYSTEM:

Boiler must only be fitted by GAS SAFE registered heating engineers. The boiler is to be sized and installed by a GAS SAFE registered heating engineer in strict accordance with the manufacturer's instructions. The Boiler should have a Fuel factor rating of 1.00 using Mains Natural Gas. All Room sealed appliances whether fan flued or balanced flued, should be located on an external wall.

19.1 Existing Heaters:

As previously mentioned, the Contractor is to allow for removing all existing convection heaters, bar heaters and shower heaters. All waste and materials to be discarded off site.

19.2 New Central Heating Boiler:

New Central Heating Condensing Combination Boiler is to be installed in the Kitchen as indicated on the plans and to be fitted to have a minimum SEDBUK value of 92% for gas supply, and new radiators to have thermostatic radiator valves fitted. All pipe work with-in roof void to be insulated. A timer switch to be connected to the boilers. New system to be fully commissioned to ensure it is operating at maximum efficiency and that all controls work as intended. The person carrying out this commissioning must provide a certificate confirming that it has been carried out properly and a certificate issued to both the client and the Building Control Officer.

Note:

- The flue to the new condensing boilers are to discharge vertically.
- Operating and maintenance instruction to boiler/controls to enable the building to operate in an energy efficient manner will be required.

19.3 Radiators:

All new radiators to have individual temperature controls i.e. Thermostatic Radiator Controls.

Contractor to calculate BTU requirements.

Contractor to install new radiators to:

Function Room:	4 x radiators
Kitchen	1 x radiator (laid as plinth heater)
Entrance Lobby	2 x radiators
Store:	1 x radiator
Clerks/Assistants Office:	1 x radiator
Disabled WC/Baby Changing:	1 x radiator
WC Male:	2 x radiators
WC Female:	1 x radiator
Home Changing:	1 x electric radiator
Referee Changing:	1 x electric radiator
Away Changing:	1 x electric radiator

20.0 WATER MAIN:

The existing stop tap is located in the existing Store.

As part of the project, the stop tap will need removing and a new one installed below the new sink in the Kitchen.

Contractor to allow for replacing the existing lead water main from the road with 25mm diameter plastic pipe into the property.

21.0 SMOKE/FIRE DETECTION:

Note Building Control Requirements:

- Please provide emergency lighting to the escape route: including the function room, entrance lobby/corridor and changing rooms in accordance with BS5266.
- Please provide fire signage in accordance with BS5499. These are to be located above all doors on escape routes and walls where there is a change in direction and above final exit doors The actual number and position of fire alarms should be determined by the electrician/installer.
- In addition to the L3 system please provide manual call points to final exit doors and sounders in accordance with BS5839. Manual call points are required to all final exit doors and the number and position of the sounders should be determined by the electrician/installer

21.1 Smoke Detection:

Install a mains-powered interlinked smoke detector system to BS 5839 part 6 to circulation areas including a heat detector in the kitchen. The automatic fire detection and alarm system is to be to BS5638:Part 6 to at least Grade D Type LD3 standard.

Contractor to ensure that the heat detector is not installed in immediate proximity to the oven/hob.

22.0 PLASTERING:

Note: Contractor to arrange Building Inspection at the *Pre-Plaster Board*' stage, as per MFA Building Control's Inspection Plan, which forms part of the Tender Pack.

Non load bearing internal blockwork walls are to be built off the new concrete floor slab. To the rooms listed below, internal blockwork is to be pointed and left exposed to receive a painted finish:

- Entrance Lobby
- Male WC
- Female WC
- Disabled WC/Baby Changing
- Store
- All Changing Rooms

To the rooms listed below, walls are to be finished internally with 12.5mm British Gypsum Wallboard; with all joints staggered and all edges supported; sealed with polysulphide sealant at all perimeters, junctions and openings; set on dabs; finished with scrim and British Gypsum 'Thistleboard finish' plaster skim. All to provide a U-value of 0.18W/m2K.

- Function Room
- Kitchen
- Clerk's Office

Contractor to allow for all necessary plastering to new and affected areas. All new and affected walls are to be replastered to allow for painting or decorating.

22.1 Plaster Shrinkage Cracks:

It is not uncommon for small cracks to appear in walls and ceilings in the months after they have been plastered. This is due to the plaster shrinking as it dries and is to be expected. These cracks will be relatively fine in width and may occur either in the middle of large walls, or at the junctions or corners of walls and ceilings. There may also be small holes over plasterboard screws in the ceiling.

Where the Contractor has included internal plastering in the quotation and contract, they will provide one visit to fill and paint any shrinkage cracks that may have occurred. This is best done at least six months after the building has been completed and ideally once it has been though one summer.

The conditions for this are that the client will supply the paint (only a small quantity is ever required, but clearly it needs to match the original) and that the contract is paid in full at the time of completion of the rest of the works. This is not an issue that would require any monies to be withheld.

23.0 INTERNAL JOINERY

23.1 General Requirements:

New MDF skirting, architraves and window boards as required. The window board should have edges taken past the reveal and rounded off to match front face. The new joinery is to be decorator's caulked as necessary. If there is any discrepancy with the proposed joinery to that of the existing the client is to be informed prior to installation. It should be noted that skirting will need to be installed after floor finishes have been carried out by others.

23.2 Internal Doors:

All existing internal doors are to be carefully removed and discarded off site.

Contractor to supply and install new Suffolk Moulded internal doors, supplied primed and ready to paint (see images to right) in the following rooms:

Function Room
Kitchen
Store
Clerks/Assistants Office
Disabled WC/Baby Changing WC
WC Male
WC Female
Home Changing
Away Changing

Ironmongery to be Olton Lever Latch handles in satin nickel finish with privacy locks where relevant.

Contractor to allow for all rebated door linings throughout the property, not linings and stops.

23.3 Loft Access:

Attic trusses are to be used over all areas except the Changing Rooms roof to provide a loft void for storage. Contractor to board out Lofts above all areas except Changing Rooms with 22mm thick chipboard flooring over cross battens ensuring the insultation is not compressed.

Fink trusses are to be used over the Changing Rooms. There should be no access into the Changing Rooms Loft.

Contractor to create two new loft access points in the Function Room and Passageway/Hall, as indicated on the plans.

Contractor to allow for two new insulated sealed Fakro loft ladders with 3-fold steps.

23.4 WC Partitions:

Contractor to provide a specification for proprietary laminated partitions between WC cubicles within the Changing Rooms and Male WC, including associated doors.

23.5 Kitchen Fittings:

Contractor to provide a PC sum / allow for supplying and installing the Kitchen fittings: cabinets, worktop and appliances.

23.6 Home Changing Fittings:

Contractor to allow for supplying and installing the fittings: such as benches and cubicle partitions and doors.

23.7 Referee Changing Fittings:

Contractor to allow for supplying and installing the fittings: such as benches and cubicle partitions and doors.

23.8 Away Changing Fittings:

Contractor to allow for supplying and installing the fittings: such as benches and cubicle partitions and doors.

23.9 Access for the Disabled:

Access and facilities for disabled people in accordance with Part M of Building Regulations need to be provided as follows:

External doorsets 1000 - 825mm single leaf clear opening, double doors 810mm clear.

Internal doorsets to entrance story 900mm doorset 800mm single clear leaf.

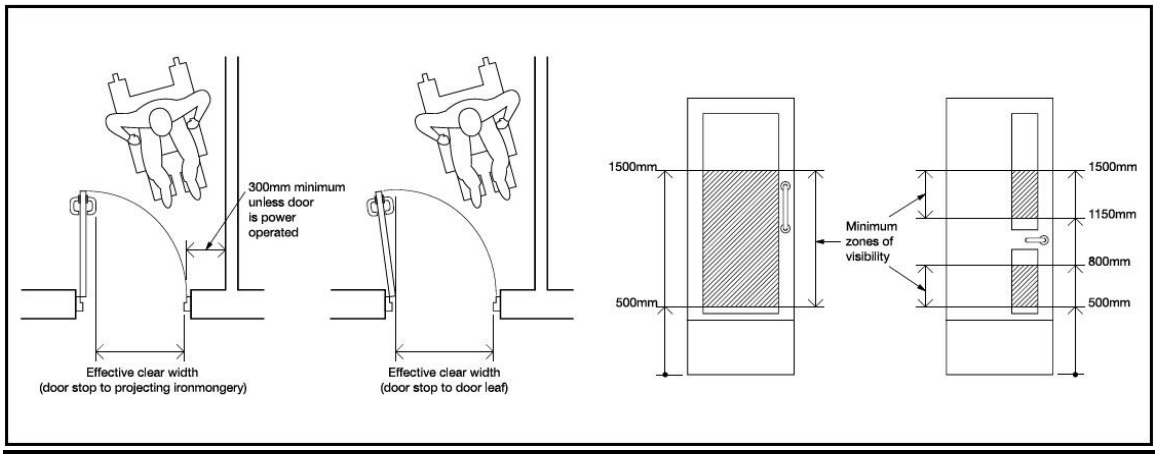
Downstairs WC must be fitted with 950mm door leaf opening outwards.

Light switches and sockets to be set above floor between 450mm and 1200mm.

Install a ramped access to front door to be no more than a 1 in 12 slope.

Install a level approach with accessible door threshold combining a vented water run off and 15mm step above carpet to main entrance.

23.10 Part M Access:



Door + 100mm = structural opening

E.g. if 775mm effective clear width required, add 100mm = 875mm.

24.0 CANOPY:

The Canopy is to be constructed out of prefabricated roof trusses supported off a steel frame. Externally finished with fascias and cladding to match the main building. The underside of the Canopy is to have a ceiling with UPVC cladding and a Fakro loft access hatch and ladder to provide access into the void to maintain the clock.

25.0 KITCHEN SHUTTERS:

The Contractor is to provide a PC sum for the powder coated internal shutters between the Kitchen and the Function Room.

26.0 PLUMBING:

26.1 General:

All plumbing to be in accordance with B.S. 5572:

	Diameter of Trap(mm)	Depth of Seal (mm of water or equivalent)
Wash Hand Basin, Bidet	32	75
Bath, shower	40	50
Sink, Washing Machine Dish Washing machine	40	75
WC pan outlet < 80mm	75	50
WC pan outlet > 80mm	100	50

All appliances connected separately into SVP. Minimum common branch diameter of WC to be 100mm and basin 50mm with no bends.

Note:

- New discharge stack positioned internally and terminated min 900mm above window opening.
- New WC waste pipe to have no more than 6000mm horizontal travel.

26.2 Kitchen:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new kitchen.

Contractor to provide allow for supplying and installing the kitchen fittings.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.3 Male WC:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new WC.

Contractor to allow for supplying and installing the WC fittings: WCs and basins.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.4 Female WC:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new WC.

Contractor to allow for supplying and installing the WC fittings: WC and basin.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.5 Disabled WC/Baby Changing:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new WC/Baby Changing.

Contractor to allow for supplying and installing the WC/Baby Changing fittings: WC, basin and baby changing unit.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.6 Home Changing:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new Home Changing area.

Contractor to allow for supplying and installing the fittings: electric showers (Mira), WCs and basins.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.7 Referee Changing:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new Referee Changing area.

Contractor to allow for supplying and installing the fittings: electric showers (Mira), WC and basin.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.8 Away Changing:

Contractor to allow for supplying and installing the new hot and cold pipework and wastes and electrics required for the new Away Changing area.

Contractor to allow for supplying and installing the fittings: electric showers (Mira), WCs and basins.

Sink wastes to be connected to; 40 x 76mm seal, bottle trap connected to; 40mm waste pipe discharging to external gully or to UPVC reducer fitting for direct connection to underground waste pipe.

26.9 Wet Room Tanking/Waterproofing:

The key to the life and success of any wet room or walk in shower is sound preparation and waterproofing of the floor and walls that will come into contact with the water.

Waterproofing of the floor (and walls) is achieved by using a tanking kit. There are two main types available:

a) Liquid Tanking such as PCI Lastogum or Weber Sys Protec. - These are a paint on solution that contain primer, sealing tap (for joins etc) and a liquid solution that requires no mixing and is painted on with a roller. Suitable for both the waterproofing of floors and walls. Safe to use in conjunction with underfloor heating.

b) Membrane Tanking such as Impey TileSafe and Impey Waterguard. These are physical membranes that are laid onto of the floor before tiling. Whilst suitable for use with underfloor heating, maximum wattage limits their usage. Although particularly suited to floor applications TileSafe can also be applied to walls as an additional precaution. However, there is a maximum weight limit.

Whichever system is chosen, it must be installed strictly in accordance with the manufacturer's instructions.

27.0 TILING:

There is no floor tiling as part of this Tender.

There is no wall tiling as part of this Tender.

28.0 WALL FINISHES:

Contractor to allow for supplying and installing acrylic back boards to the showers in the Changing Rooms, along with backsplash to the basins.

Contractor to supply and install stainless steel wall panels over work surfaces in the Kitchen.

29.0 FLOOR FINISHES:

Contractor to allow for supplying and installing all new flooring as follows:

Entrance/Lobby:	LVT flooring in a grey finish
Function Room:	LVT flooring in a grey finish
Kitchen:	LVT flooring in a grey finish
Store:	LVT flooring in a grey finish
Clerks/Assistants Office:	LVT flooring in a grey finish
Disabled WC/Baby Changing:	Altro non slip waterproof flooring and upstand
WC Male:	Altro non slip waterproof flooring and upstand
WC Female:	Altro non slip waterproof flooring and upstand
Home Changing:	Altro non slip waterproof flooring and upstand
Away Changing:	Altro non slip waterproof flooring and upstand

All rooms will be prepared as necessary with self levelling screed, primer and so on over solid floors.

Contractor is to supply and install all skirtings, architraves and doors prior to the LVT flooring. The decoration should also be completed prior to LVT being installed.

Note: Allowance to be made by Contractor for floor finish thickness when fitting doors.

31.0 DECORATION:

The Contractor is to allow for decorating the walls, ceilings and woodwork including skirtings, window boards and new internal doorframes to the whole of the property including new and affected areas and all existing rooms throughout.

The Contractor is to allow for supplying the following paint finishes:

Assume white matt emulsion to the ceilings and walls, white gloss finish to woodwork including skirtings, window boards and new internal doorframes to the whole of the property.

Note: Internal doors will be supplied primed and will need painting.

32.0 LANDSCAPING:

The Contractor should allow for carefully removing the existing concrete and tarmac between the buildings to allow for the new extension to be built.

During the build, the carpark should be protected for deliveries, skips and material storage.

Upon completion of the build, the Contractor is to make good the carpark and lay new hardstanding up to the extension with tarmac. All to be discussed and agreed with the Client.

Note: Contractor to provide a straight cut joint where making good tarmac.

Contractor to supply and install a ramped access to the building and new bollards, all as indicated on the plans.

33.0 SOLAR PANELS:

Contractor to offer a suitable solar panel system to be installed and provide an E/O cost for this item.

34.0 ASBESTOS AWARENESS

Asbestos is a naturally occurring fibrous material that has been a popular building material since the 1950s. It is used as an insulator (to keep in heat and keep out cold), has good fire protection properties and protects against corrosion.

Because asbestos is often mixed with another material, it's hard to know if you're working with it or not. But, if you work in a building built before the year 2000, it's likely that some parts of the building will contain asbestos.

Asbestos is found in many products used in buildings, including floor and ceiling tiles, pipe insulation, boilers, sprayed coatings, asbestos cement sheeting, wall panelling, board around windows, radiators, fireplaces, heater cupboards, toilet cisterns, rainwater goods, water tanks, building columns and pillars, soffit boards, textured coatings, inside fire doors, gaskets and sealants on pipes, fuse boxes and electrical switchgear, loose wall, floor and loft insulation.

If you are not sure, get ADVICE!

35.0 PLANNING REQUIREMENTS:

Contractor to be aware of the following Conditions on Planning Approval ref. DMPA/2022/0824 which state:

> *3. No development, including preparatory works, shall commence until protective fences have been erected around the hedgerows fronting Twyford Road. Such fencing shall conform to best practice as set out in British Standard 5837:2012 (or equivalent document which may update or supersede that Standard) and ensure that no vehicles can access, and no storage of materials or equipment can take place within, the root and canopy protection areas. The fences shall be retained in situ during the course of ground and construction works, with the protected areas kept clear of any building materials, plant, debris and trenching, and with existing ground levels maintained; and there shall be no entry to those areas except for approved arboricultural or landscape works.*
>
> *5. The area forward of the 2.4m x 120m visibility sightlines available at the site access onto Twyford Road shall be maintained at all times free from any obstruction exceeding 600mm in height relative to the nearside carriageway edge.*
>
> *6. Prior to the new building being taken into use, the car parking and manoeuvring spaces shall be laid out in accordance with the revised application drawing (3133-02 Rev C) and maintained throughout the lifetime of the development free from any impediment to its designated use.*

36.0 GENERAL NOTES:

- Contractor to arrange a Building Inspection on ‘Completion of the Project’, as per MFA Building Control’s Inspection Plan, which forms part of the Tender Pack.

- Contractor to submit the following documentation on completion of the project, to allow the Building Control Completion Certificate to be issued:

    - Electrical Certificates for Part P
    - Electrical Certificates for the Emergency Lighting
    - Electrical Certificates for the Fire Alarm
    - FENSA Installation Certificate

- All dimensions levels and notes to be checked on site prior to commencement of works. Any discrepancies found or uncertainties should be informed immediately.

FORM OF TENDER

To: Matt King
Making Plans UK Limited
Ivy Lodge
Twyford Road
Willington
Derbyshire
DE65 6DE

Ref: Sports Pavilion, Twyford Road, Willington, DE65 6BN

Sirs,

We have read the conditions of contract and have examined the drawings, preliminaries / general conditions, specification, description of works and appendices which you have sent to us.

Our earliest start date is …… and we will require …….weeks

from the date of site possession to complete the project.

Our tender is valid for ……..

Signature of Contractor: ……

Date signed: ……..

Name of Contractor: …….....

Address of Contractor: …….

……

……

……..

Telephone No. of Contractor: ……

We offer to execute and complete in accordance with the conditions of the contract, the whole of the works described for the separate costs and total sum as follows:

PHASE 1 – HALL AND UPTO DPC ON CHANGING ROOMS

	PRELIMINARIES	**£**
	SCAFFOLDING	**£**
	DEMOLITION	**£**
	DRAINAGE	**£**
	FOUNDATIONS	**£**
	FLOOR SLAB/TO DPC	**£**
	BRICKWORK & BLOCKWORK	**£**
	CLADDING	**£**
	STEELWORK	**£**
	ROOF WORK	**£**
	DOORS & WINDOWS	**£**
	INSULATION	**£**
	PLASTERING	**£**
	ELECTRICS	**£**
	PLUMBING	**£**
	HEATING	**£**
	INTERNAL JOINERY	**£**
	WALL FINISHES	**£**
	FLOOR FINISHES:	**£**
	DECORATION	**£**
	LANDSCAPING	**£**
	TOTAL SUM OF	**£**
	VAT	**£**
	TOTAL SUM TO PAY	**£**
E/O COST:		
	BURGLARY ALARM:	**£**
	SOLAR SYSTEM:	**£**

PHASE 2 – ABOVE DPC ON CHANGING ROOMS:

PRELIMINARIES	**£**
SCAFFOLDING	**£**
BRICKWORK & BLOCKWORK	**£**
CLADDING	**£**
STEELWORK	**£**
ROOF WORK	**£**
DOORS & WINDOWS	**£**
INSULATION	**£**
PLASTERING	**£**
ELECTRICS	**£**
PLUMBING	**£**
HEATING	**£**
INTERNAL JOINERY	**£**
WALL FINISHES	**£**
FLOOR FINISHES:	**£**
DECORATION	**£**
LANDSCAPING	**£**
TOTAL SUM OF	**£**
VAT	**£**
TOTAL SUM TO PAY	**£**