

**BROXTOWE BOROUGH COUNCIL**

**BRAMCOTE LEISURE CENTRE HEALTH  
SUITE REFURBISHMENT, 2016**



**PRICED SCHEDULE OF WORKS**

December 2016



## PRICED SCHEDULE OF WORKS

### BRAMCOTE LEISURE CENTRE HEALTH SUITE REFURBISHMENT, 2016

1:00	<b><u>MANAGEMENT &amp; LIASION:</u></b>		
1:01	<b><u>GENERAL</u></b>  All work is to be carried out in accordance with all relevant building regulations and building control instructions and to the satisfaction of the Contracts Administrator. Please note that Building Regulations will apply for this work (to be obtained by the Client). If, in the opinion of the contractor, any detail or part of the specification does not conform to current Building Regulations, they should contact the Contract Administrator before submitting their tender. All work should be based upon drawings No. CW17:017:001 - CW17:017:008.		
1:02	The main contractor to allow for liaising with and coordination of Client's named subcontractors for the following works:  <b>Spa, Sauna &amp; Steam Room/Plant</b> Aqualine Saunas Heritage Exchange Wellington Mills Plover Road Lindley Huddersfield HD3 3HR  Matthew Noble 01484 937 337  <b>Changing Cubicles, Vanity Units &amp; Lockers:</b> Bushboard Washrooms Unit 1400 1st Floor Montagu Court Kettering Parkway Kettering Venture Park Kettering Northants NN15 6XR  Contact: Joanne Power Tel 01536 533636		

2:00	<b><u>DEMOLITION</u></b>
2:01	<b><u>DEMOLITION</u></b>
2:01:01	Carefully disconnect all existing electrical fittings and lighting within the area of works, and make safe. Handover all electrical fittings in good working order to Client for reuse. Allow to trace back existing electrical cables within the area of works to the existing Distribution Board and remove any redundant cables.
	NOTE: Allow access for Client's domestic subcontractors to disconnect existing fire and security alarms within area of work.
2:01:02	Carefully remove all existing radiators, redundant pipework and fan heaters within the area of works.
2:01:03	Carefully remove existing suspended ceiling tiles within the area of works and handover all full, good quality tiles to Client. All damaged or cut tiles to be disposed of. Allow to remove existing suspended ceiling grid and associated shadow battens and tiles within the area of works.
2:01:04	Remove existing plasterboard ceiling, sub frame, grilles and access hatches and cart away from site.
2:01:05	Remove all doors, highlighted frames and architraves as shown within area of works. Handover any good quality undamaged doors and ironmongery to Client for reuse.
2:01:06	Remove all vinyl flooring, laminate and carpet tile flooring within the area of works and dispose.
2:01:07	Temporarily cut off all water supplies to the area of works and strip out redundant pipework.
2:01:08	Remove wash basin, toilets, showers and associated pumps and pipework and cart away from site.
2:01:09	Disconnect existing saunas and steam room and all associated plant. Remove stud boarding surrounds to saunas and steam room. Demolish saunas and steam rooms and cart away from site, including all associated plant.
2:01:10	Disconnect existing spa and all associated plant and cart away from site.
2:01:11	Disconnect existing water tank and associated redundant pipework, and cart away from site.

**NB Allow to liaise with client's maintenance manager.**

- |         |   |  |  |
|---------|---|--|--|
| 2:01:12 | Remove all tiling and acrylic panelling and cart away from site.  |  |  |
| 2:01:13 | Remove highlighted timber boxing from walls and columns and demolish highlighted plasterboard partitions within area of works and cart away from site.<br><br><b>NB Care to be taken to avoid damaging existing rainwater down pipes boxed in to structure. Allow to temporarily redirect during works.</b> |  |  |
| 2:01:14 | Demolish highlighted single and double skin brickwork walls within area of works and cart away from site.<br><br><b>NB All walls should be checked before removal to ensure they are non-load bearing.</b>  |  |  |
| 2:01:15 | Carefully remove existing external fire exit door EXD01 and set aside for reuse.<br><br><b>NB Opening to be secured during the works.</b>   |  |  |
| 2:01:16 | Form a new opening in the external wall for the new fire exit.<br><br><b>NOTE: Allow to temporary prop during demolition, installation of Catnic lintel with 150 mm bearing both sides and seal prior to new door being fitted.</b>   |  |  |
| 2:01:17 | Carefully breakout floor screed within area of proposed under floor heating, and cart away from site.   |  |  |
| 2:01:18 | Include for all builder's work in connection with laying of new drainage runs to accommodate sanitary ware. Including excavation of trenches, laying of pipework to prepared trenches and backfilling<br><br>Allow for scanning of existing drains prior to commencement to check for integrity.            |  |  |

<b>3:00</b>	<b><u>STRUCTURE:</u></b>
3:01	<p><b>SITE PREPARATION</b></p> <p>The Contractor will allow for all site preparation (and future reinstatement) to facilitate the works; including but not limited to:</p> <p>Protection of the site – including weather protection.  Erection of temporary hoarding and screens.  Propping of existing structure during demolitions.  Protection of existing structures and landscaping.  Site set up – storage and accommodation.</p>
3:02	<p>Carry out two number exploratory trial holes to ascertain the type and depth of existing foundations, a min depth of 1.2 m. Allow for backfilling on completion and making good all disturbed finishes.</p> <p>NB All works to be undertaken under the direction of the client's appointed structural engineer:</p> <p><b>Michael Evans Associates</b>  <b>34 Station Rd</b>  <b>Draycott</b>  <b>Tel: 01332 871840</b>  <b>Contact: Ralph Scutter</b>  <b>ralph@mevans.co.uk</b></p>
3:03	Carefully breakout concrete floor slab within the area of excavation for spa and balance tank to extent as shown on drawing no. CW17:017:003 and 004. Excavate to reduced levels, a min of 1.2 m below FFL.
3:04	Supply and install shoring to perimeter of excavations and temporary propping of existing structures.
3:05	Allow a provisional sum of £3,000.00 for works required to underpin existing foundations and cast concrete surrounds to spa and tank. All works to Structural Engineer's specification, to prepared, sand blinded trenches.
3:06	Allow a provisional sum of £1,000.00 to cast 2 no concrete steps and plinth for access to spa.
3:07	<p>Supply and fit brick and blockwork infill panels as shown on dwg CW17:017:004 to redundant door opening. Allow for Ancon or similar approved starter wall channels to tie new blockwork inner leaf to existing. Allow to tooth in new brickwork to existing external leaf.</p> <p>NB New brickwork to match existing as closely as possible in both colour and texture with 100 mm Dritherm 37 or similar approved full fill insulation to cavity with 100 mm Celcon standard blockwork to inner skin.</p> <p>Allow 13 mm plaster finish to inner skin of blockwork.</p>

- 3:08 Construct metal stud partitions to extent as shown on drawing CW17:017:004.
- Type 1 Specification :**  
 Gyproc Gypframe 48 mm metal stud at 600 mm centres min, fixed to manufacturer's recommendation at head and base of existing structure with Gypframe floor and ceiling channels.
- 2 no layers 12.5 mm Gyproc Moisture Resistant plasterboard both sides of metal stud with 25mm insulation quilt to cavity.
- In tiled areas, 1no. layer of 12.5mm Gyproc Moisture Resistant plasterboard 1no. layer of 12.5mm Glasroc H tilebacker.
- Allow to supply and fix sw timber pattress to area of all wall fixed fittings.
- Type 2 Specification:**  
 As above but with Gyproc Gypframe 70mm metal stud at 600mm centre min.
- 3:09 Supply and fit 2no. Layers of Gyproc Moisture Resistant plasterboard to columns, as shown on drawing CW17.017.004.
- 3:10 Plasterboard partitions and columns to be taped and skimmed with 2 mm layer of Gyproc Thistle Multi-finish plaster to manufacturer's recommendations, unless in areas to be tiled.
- Allow for Thistle Thin coat Angle Bead to corners and reveals as required.
- Allow a Provisional sum of £1,000 for chasing in and plaster patching as instructed by CA.
- 3:11 Supply and fit sw door frames to all new internal door openings as shown. Allow for intumescent strip to fire door rebates and ex 20 x 50 mm square edged sw architraves with mitred joints. All SW to be knotted and primed ready for decoration.
- 3:12 Supply and fit Internal doors to openings as shown on drawing CW17.017.004 and Door Schedule CW17.017.008
- 3:13 Supply and fit ironmongery as shown on Ironmongery Schedule on CW17.017.008.
- 3:14 Refit existing aluminium fire exit door and frame in the new opening and allow for making good brickwork etc.
- NOTE: Client's domestic subcontractors to link to existing fire and security alarms.

#### **4.00      CEILING**

4:01      Supply and fit suspended ceiling to areas as shown on drawing CW17.017.007.

Tile to be Armstrong "Newtone (100% RH)" 600 x 600 x 6 mm tiles. Allow for exposed 24 mm Prelude XL grid system with wire suspension and 25 x 38 mm black painted shadow batten to perimeter.

Allow a Provisional sum of £1,000 for forming bulkheads to accommodate change in ceiling height.

4:02      Form plasterboard ceiling to areas as shown on drawing CW17.017.007, using 1no. layer of Gyproc Moisture Resistant plasterboard, tape and jointed. Finish with 2.5mm plaster skim finish.

Allow a provisional Sum of £1,000.00 to replace insulation to ceiling void.

4:03      Form plasterboard ceiling to boiler room and plant room as shown on drawing CW17.017.007, using 2 no. layer of Gyproc Fireline board, tape and jointed, unfinished.

4:04      Construct bulkhead ceiling above Relaxation Area as shown on dwg CW17.017.004 & 007.

Ceiling to be formed from 18 mm powder coated MDF panels hung off 50 x 50 mm sw framework to form bulkhead. Colour to be agreed.

Allow for cutting 100 no apertures through the MDF to accommodate fibre optic lighting.

Allow for supply and fit 600 x 600 mm Profilex 60 min fire rated ceiling access panel.



**5.00      EQUIPMENT**

5:01      Instruct client's named supplier for the supply and installation of saunas, steam room, salt room and spa etc. all as described in quotation dated 19/12/2016 to Appendix A.

**Allow for liaison with and management of subcontractor for the duration of the works.**

5:02      Install all electrical feeds as required to installation of above equipment, see technical specifications to Appendix B.

5:03      Install all plumbing and water feeds as required to installation of above equipment.

5:04      Install all ventilation as required to installation of above equipment.

**6.00      CHANGING**

- 6:01      Supply and install cubicle doors, screens and vanity to the changing rooms all in according with the requirements of the clients appointed supplier, as included in the quotation to Appendix C.
- 6:02      Supply and fit 2 no. bevelled edged mirrors to full width of vanity worktop as shown to changing rooms. Height to be min 1200mm (above vanity unit) or ceiling height.
- 6:03      Supply and fit 1 no. Bobrick TerraDry hand dryer, in chrome, code B-7188, and 1 no. Bobrick cartridge soap dispenser, 500ml, code B-26607 to WC.
- 6:04      Supply and fit Armitage Shanks Doc M equipment to disabled WC including:
- 2 no Contour 21 grab rails in Grey (LJ)  
            1 no Contour 21 hinged support rail.
- 6:05      Allow the Provisional sum of £1,000.00 for supply and fit of powder coated aluminium handrail and grabrail to Jacuzzi.

**7.00      FINISHES**

7:01      DECORATIONS:

7:01:01      Skimmed Plasterboard:

Generally prepare and apply one mist coat and two full coats of vinyl matt emulsion to new skimmed plasterboard. Colour to walls to be agreed.

7:01:02      Existing Walls:

All painted walls within area of works to receive one mist coat and two full coats of vinyl matt emulsion (eggshell). Colour to be agreed

7:01:03      New Timberwork:

Prepare, prime, and coat timberwork with min. two layers gloss paint.

7:02      TILING:

Contact:

Simon Everingham  
CTD Architectural tiles  
351 Shields Road  
Newcastle upon Tyne  
NE6 2UD

7:02:01      Wall tiling generally to be CTD Architectural “Granus” collection tiles, in sizes 300 x 600 mm, matt finish, to extent as shown on Drawing CW17:017:006. Colour to be agreed.

Prepare surface and tile walls all in accordance with manufacturer’s guidelines.

Allow for coloured grout to complement final tile choice, waterproof adhesives, mastic to ALL internal corners, and the like to be included.

Allow for all making good of plaster prior to fixing of all trims; trims to be 10 x 10 mm stainless steel angle.

DO NOT “dot and dab” the tiles to the walls.

7:02:02	<p>Floor Tiling generally to be CTD Architectural “Granus” collection tiles, in sizes 450 x 900, matt finish, and 150 x 150 mm, bush hammered effect finish (S2), to extent as shown on Drawing CW17:017:006. Colour to be agreed.</p> <p>Prepare surface and lay CDT Architectural Granus range tile to manufacturer’s recommendations, and layout shown on drawing CW17.017.006</p> <p>Allow for “skirting” tile to entire perimeter of floor tiled areas excluding where wall tiling in place.</p> <p>Allow a provisional sum of £500 for tiling to spa steps</p>
7:03	<p><u>VINYL FLOORING:</u></p>
7:03:01	<p>WC:</p> <p>Supply and fit Forbo Surestep Laguna range wetroom flooring, as shown on drawing CW17.017.006, to manufacture’s guidelines. Allow for profiles including, cove former and corner pieces, and adhesives/sealants as necessary.</p>
7:03:02	<p>Changing Rooms:</p> <p>Supply and fit Karndean Urbus SP213-SR to full extent of changing rooms as shown. Allow for AF05 5 mm design strips to all joints, all to manufacturers recommendations.</p>
7:04	<p><u>MATWELL:</u></p> <p>Supply and fit Forbo “Nuway Connect” entrance matwell with 10 mm Coral Classic inserts in colour Anthracite with closed construction. Allow for Gradus aluminium matwell frame UAFA12 to extents as shown.</p>

**8.00      HEATING & PLUMBING INSTALLATION**

**8:01      GENERAL**

**Schematic design for the new installation is provided as part of the tender package see Drawing CW17:017:005. The main contractor's subcontracted plumber to provide the detailed design for approval by the CA.**

The whole of the work shall be carried out by experienced plumbers under the direction of a registered Master Plumber.

**8:02      HOT AND COLD WATER SYSTEM**

Hot water to the existing Health Suite is supplied by a storage tank located within the area which is fed from a central boiler supplying the Leisure Centre.

The cold water supply is fed from a mains inlet located behind the Reception Desk to the main entrance of the Leisure Centre.

The works involve the modification of the existing hot and cold water system as necessary to supply the facilities to the new Health Suite.

Allow for the installation of all pipework and valves together with the insulation of all pipework within unheated roof voids.

**8:03      SANITARY INSTALLATION**

The whole of the sanitary installation and cold water and hot water installation shall be executed in accordance with the Regulations and Bye-Laws of the Water Authority, and all pipes shall be of the weights and gauges required by them.

All valves, including any valves supplied by a Nominated Supplier, shall be submitted to, tested approved and stamped by such Authority before being used in the work.

Immediately upon completion of the installations, the Authority shall be notified and all requisite tests carried out, including tests to ensure that the water is uncontaminated and suitable for drinking.

All plastic overflow pipes to have plastic 'T' piece solvent welded onto external end as it passes through fascia or walling to prevent wind ingress and hence freezing.

8:04	<p><u>Hot Water tank:</u></p> <p>Supply and install a replacement insulated hot water storage tank, sized to serve the new layout and located within the existing Tank Room.</p> <p>Allow to supply and install all required flow and return water pipes to feed the new installation.</p>
8:05	<p><u>Plumbing and Sanitary ware:</u></p> <p>Supply and fit the following sanitary ware, as shown on dwg CW17.017.005, to manufacturer's recommendation to include all valves and traps as required with all new hot and cold water pipework and waste discharge pipework.</p> <p><b>Allow for all builder's work in connection with installation of below ground drainage pipework:</b></p> <p><b>Toilet:</b></p> <p>1 no Ideal Standard "Contour 21" close coupled WC suite ref S3054. With Spatula cistern, seat and cover and lever handle.</p> <p>1 no Ideal Standard "Softmood" 45cm hand rinse washbasin ref T0551, with single lever mixer with classic outlet and pop up waste and metal bottle trap.</p> <p><b>Shower Cubicles:</b></p> <p>1 no Ideal Standard "Trevi" traditional fixed shower head with 1 no Ideal Standard "Avon 21" self-closing non mixer shower control, to each shower cubicle. Allow for a thermostatic blending valve to each.</p> <p><b>Treatment Room:</b></p> <p>Install 2 no. Ideal Standard Strada 50cm countertop washbasin, code K077701, with single mixer tap with classic outlet and pop up waste and metal bottle trap. Water and waste connections to be linked into adjacent kitchen.</p> <p><b>Water sources:</b></p> <p>Supply and fit Hose Union Bib taps with double check valves to Plant room and WC.</p> <p>Extend cold water supply to 2 no bid taps.</p> <p>Extend potable water feed to 1 no WHB within Treatment room and to location of Client supplied water cooler as shown.</p>

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| 8:06 | <p><u>Rainwater Downpipe:</u></p> <p>Existing rainwater downpipe located adjacent to new Plant Room to be diverted to fall within Plant Room as shown on drawing CW17.017.005. Supply and fit all appropriate fittings as required.</p> <p>Allow a provisional sum of £500 to connect to existing surface water drain and to cap existing. Rodding eye to be provided within Plant Room.</p>  |
| 8:07 | <p><u>Under Floor Heating:</u></p> <p>Supply and fit Warmup Nexxa panel system underfloor heating, or similar approved, to area shown on drawing CW17.017.006, installed to manufacturers guidelines. Include for all required accessories i.e. pipework, manifold, electronic timers, thermostats etc.</p> <p>Supply and fit 25 mm layer of rigid insulation to sub floor and 50 mm sand cement screed finish.</p> <p>Allow for all builders work in connection.</p> |
| 8:08 | <p><u>Space Heating:</u></p> <p>Supply and install 4 no Stelrad “Concord Vertical” radiators as shown on drawing CW17:017:005, sized to suit. Plumbing contractor to provide heating calculation for approval.</p> <p>Allow for connection to existing heating system, and for all associated pipework.</p>   |

## 9.00 **ELECTRICAL INSTALLATION**

### 9:01 **Regulations:**

The work must be carried out by a member of the National Inspection Council for Electrical Installation Contracting and shall comply with the latest edition of the Regulations for the Electrical Equipment of Buildings issued by the Institution of Electrical Engineers including all current amendments, the 16th Edition of the IEE Wiring Regulations, Building Regulations, Regulations of the local electricity supply authority, British Standards Code of Practice, Health and Safety at Work Act, Electrical Equipment (Safety) Regulations, Plug and Socket (Safety) Regulations and the Gas Safety (Installation and Use) Regulations 1994.

### 9:02 **Position of Points**

- The position of new sockets to be generally 450 mm above FFL.
- New lighting switches to be located at a height of between 1000 mm and 1200 mm above FFL.
- High level switched spurs to be positioned below the suspended ceiling at shadow batten level.

### 9:03 **Equipment**

The electrical equipment shown on drawing CW17:017:006 is available from the following companies:

MK Electric  
The Arnold Centre  
Paycocke Road  
Basildon  
Essex  
SS14 3EA

and

Bobrick Washroom Equipment Ltd  
1B The Hangar  
Perseverance Works  
38 Kingsland Road  
London  
E2 8DD



9:04	<u>Lighting</u>		
9:04:01	Supply and fit all light fittings and controls as shown on drawing CW17:017:006.		
	Allow for digital lighting timer controls to zoned areas as shown to be wired back to Reception – exact position to be agreed on site.		
9:05	<u>Domestic Subcontractors:</u>		
	The contractor to allow the Client's domestic subcontractors access to site to install fire and security alarms to new layout. An allowance to be made within the programme of works.		
9:06	<u>New Installation to Include:</u>		
9:06:01	Supply and fit emersion heater to new hot water storage tank.		
9:06:02	Supply and fit all electrical fittings as shown on dwg CW17:017:006.		
9:06:03	Allow the provisional sum of £1,000 to supply and fit the following equipment to Vanity areas, allow for high level switched spurs: 4 no hair driers 1 no hair straighteners.		

## **10.00     VENTILATION**

### **GENERAL:**

4 no through roof ventilators are currently located in the flat roof above the Health Suite – see existing services drawing CW17:017:005.

- 10.01     Remove existing through roof ventilators and supply and fit 4 no Vent Axia TL12RF T- Series ventilators within the existing openings to the roof.

Allow for all making good to existing roof coverings and flashings to perimeter of up stands.

- 10.02     Supply and fit 2 no Vent Axia TX7WL T- Series ventilators to the external brickwork wall. Allow to form openings and any making good as required.

- 10.03     Supply and fit 4 no Vent Axia electronic controllers' stock ref W362320 to ventilators. Two numbers to air intake and two numbers to air extract.

Allow for wiring to vents and controller, all as required by the manufacturer. Location of controllers to be within the new Plant Room, final position to be agreed on site.

- 10.04     Supply and fit 125 mm acoustic insulated flexible ducting between new vents as shown on drawing CW17:017:005 .  
Allow for supply and fit of ceiling mounted vents as required.

**BRAMCOTE LEISURE CENTRE,**  
**HEALTH SUITE REFURBISHMENTS, 2016**

COLLECTION

Preliminaries and General	£
1.0 Management & Liaison	£
2.0 Demolitions	£
3.0. Structure	£
4.0 Ceiling	£
5.0 Equipment	£
6.0 Changing	£
7.0 Finishes	£
8.0 Heating & Plumbing	£
9.0 Electrical Installation	£
10.0 Ventilation	£

TOTAL WORKS CARRIED FORWARD TO COLLECTION

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**TENDER BREAKDOWN**

WORKS TOTAL	£
BOND	£
CONTINGENCY	£7,000.00
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<b>TENDER SUM</b>	