


<div data-bbox="132 163 403 286"><p>College of Policing Leamington Road Ryton-on-Dunsmore CV8 3EN</p></div> <div data-bbox="751 152 1094 275"> College of Policing</div> <div data-bbox="132 347 1208 468"><p><b>Note:</b> Contractor to visit site prior to tendering to ascertain the nature of all works required and raise any queries with PM during the tender period. Access to visit to be arranged via the PM.</p></div> <div data-bbox="132 499 1208 562"><p>Access arrangements are to be confirmed with <b>Adam Nickerson, Gleeds</b> – Tel:- <b>0115977 8000</b> or <b>07718 804323</b>, email: <a href="mailto:adam.nickerson@gleeds.com">adam.nickerson@gleeds.com</a></p></div> <div data-bbox="132 620 1208 745"><p><b>The Works consist of:</b></p><p>To undertake the renovation of the current Accessible bedroom in the Kenilworth building so it falls inline with current regulations and standards.</p></div> <div data-bbox="132 775 1208 960"><p><b>Note:</b></p><p><b>The contractor is responsible for checking all details and dimensions on site and using his site measurements within the tender submission and any subsequent works on site. Dimensions on drawings and quantities within the specification are for guidance purposes only unless stated as CRITICAL.</b></p></div> <div data-bbox="132 990 1208 1113"><p><b>Generally:</b></p><p>This schedule is to be read in conjunction with both the Preliminaries section of this document, in addition to the tender drawings.</p></div> <div data-bbox="132 1142 1208 1294"><p>Any discrepancies between elements of information should be brought to the attention of the Contract Administrator during the tender period. Claims for extras will not be accepted where it can be shown information was available for pricing. Information included within documents and drawings but not in the schedule will be deemed to have been included.</p></div> <div data-bbox="132 1323 1208 1415"><p>Contractor to price for carrying out all works during the hours detailed below and within a <b>3 week</b> contract period commencing on <b>March 2025</b> with practical completion on or before <b>31<sup>st</sup> March 2025</b>.</p></div> <div data-bbox="132 1444 880 1478"><p>Access is restricted to the immediate vicinity of the works only.</p></div> <div data-bbox="132 1507 1208 1632"><p>The contractor shall provide a site set up within the site boundaries for the duration of the project. Any temporary facilities/materials are to be provided at the expense of the contractor. Exact location to be agreed at pre-contract meeting but indicative location as shown on drawing.</p></div> <div data-bbox="132 1662 1208 1877"><p>Please note that all site operatives will be required to submit vetting forms in order to obtain at least College of Policing Baseline security clearance (the College will accept a higher grade NPPV1 or above if these have already been obtained from other police constabulary's). The contractor will be required to return information to the designated College of Policing representative in a timely fashion as applications can take up to 4 weeks to process and no claims will be made for any late submissions or refused applications.</p></div> <div data-bbox="132 1906 1208 1998"><p>The site is to be kept in a manner to meet all current regulations and to consider the uses of and occupancy of adjoining properties. Contractor to ensure that they do not impede nor block access to any other areas and buildings on site.</p></div>			
<p>NTBS4279</p>	<p>3/1</p>	<p>CARRIED TO COLLECTION</p>	<p>£</p>

<p>Under no circumstances is anyone to enter any other part of the building.</p> <p>The contractor is to protect all features to be retained on the site and allow for clearing away all debris as it accumulates during the works for disposal off site and ensure that the site is left in a clean state upon completion to the satisfaction of the PM.</p> <p>The contractor shall allow here or in his tender all multiple handling, barrowing in or out of material, debris and plant etc. necessary to carry out the works satisfactorily and for keeping all public and private pavements and access ways clear and clean of all obstructions.</p> <p>The employer does not bind himself to accept the lowest or any tender and he shall not be responsible for any costs incurred by any tenderer in the process of his tender.</p> <p>The Contractor shall be deemed to have carefully examined all the drawings and the specification and to have ascertained the full extent and character of the works and such methods appropriate for its execution.</p> <p>Provide and maintain all necessary fencing, hoardings, fan decks, planked footways, guardrails, gantries, scaffolding, hoists and the like for the proper execution of the work, for the protection of the public and the occupants of the adjoining premises and for meeting the requirements of any local or any other authority and alter and adapt as necessary.</p> <p>Provide all artificial lighting and power for use of the works, and ensure adequate light within the site during the alterations, provide all temporary connections, fuses, switchgear, distribution boards, leads, fittings etc, including the provision of all necessary low voltage equipment, transformers, rectifiers etc, for the use of hand tools, clear away and make good on completion.</p> <p>Allow for any attendance, overtime or weekend working as necessary during the duration of the contract in order to maintain and meet the agreed programme, including the liaison with the occupiers during critical periods or work which may involve some disruption or disturbance during normal office hours.</p> <p>Allow for clearing away all debris as it accumulates during the works and leave the site on completion in a clean state and good order.</p> <p>The contractor is advised that the works will be carried out under the Construction (Design and Management) Regulations 2015 and ACOP L144, and shall make all necessary allowances as required under the said regulations, to carry out duties of Principal Contractor for the works.</p> <p><b><u>Programme</u></b></p> <p>Contractor to provide outline proposals for completion of the works within the contract dates as below:</p> <p><b>Provisional Contractual Start Date – March 2025</b> <b>Completion Date – before 31<sup>st</sup> March 2025</b></p> <p><b>All works to be undertaken during normal working hours (0800 – 1800)</b> <b>The contractor is to include for working weekends where required (0800 – 1800)</b></p>			
NTBS4279	3/2	CARRIED TO COLLECTION	£

	<p><b>Security Clearance</b></p> <p>The contractor is highlighted to the fact that all staff working on the scheme will need to be baseline security cleared.</p> <p>The form and supporting ID documents should be submitted as a single PDF document for each employee/contractor. Additionally, can we state that the process can take up to 4 weeks</p> <p>This process typically takes 4 weeks from submission for clearance to be received and that this should be taken into account as delays to the programme will not be accepted for late submissions</p> <p><b>Contract Programme</b></p> <p>The contractor is required to submit a delivery programme with the tender which demonstrates project delivery within the given contract dates, the accuracy and level of this will be used as part of the tender evaluation process.</p>			
NTBS4279	3/3	CARRIED TO COLLECTION	£	

1.0	Site Set-Up			
.1	The contractor is to allow for providing Proplex 2mm FR surface protection or similar approved medium duty surface protection sheeting to all non-working areas where appropriate.			
.1	Protection to be maintained in good condition throughout the duration of the works, checking regularly to ensure that the integrity is maintained.			
.2	No mechanical fixings or permanent fixings to walls and steps etc. Contractor to use low-tack adhesive to limit damage to existing painted surfaces.			
.3	Allow for and appropriate signage to be installed to designate work areas during works.			
CARRIED TO COLLECTION		£		

2.0	<p><b>Internal Strip Out &amp; Demolition</b></p> <p>.1 The contractor shall remove all loose fixtures, fittings and equipment and set aside for reinstallation on completion of the works, including but not limited to divan bed, chair, curtains and the like. All fitted fixtures and fittings to be protected during the course of the works including wardrobe, desk, headboard etc.</p> <p>.2 The contractor is to allow for the removal of all redundant items throughout the site area including but not limited to:</p> <ul style="list-style-type: none"> <li>• Doors</li> <li>• Skirtings and architraves</li> <li>• Mirrors</li> <li>• Extractor fan to ensuite</li> <li>• Light fitting and controls to ensuite</li> <li>• Electric towel radiator and fused spur</li> <li>• Fire Alarm VAD serving en-suite</li> </ul> <p>.3 Strip out existing WC and Shower facilities</p> <p>.1 Isolate, disconnect and remove the existing WHB's, WC's, Bath, Shower heads, valves and pipework and cart all matter arising away from site.</p> <p>.2 Remove all existing vanity units and IPS panelling and cart away from site. Make good disturbed wall finishes being retained.</p> <p>.3 Strip out all redundant hot and cold water feeds back to the nearest branch and cap off all services.</p> <p>.4 Strip out all redundant foul waste pipework back to the nearest branch and cap off all services.</p> <p>.4 Contractor to remove all partitioning walls as shown on drawing and cart away from site.</p> <p>.1 This to include the strip out of existing wall tiling and make good to match existing walls and ceilings ready for decoration as described elsewhere.</p> <p>.5 Contractor to remove all floor finishes within the bedroom, ensuite and bathroom and cart away from site. Allow to remove as much adhesive as possible ready to accept new floor finishes as described elsewhere.</p> <p>.6 Contractor to isolate existing LTHW radiators within bedroom (retain for re-use) and bathroom (cart away from site). Supply and return pipework to be left in-situ ready to accept new/relocated radiators as described elsewhere.</p> <p>.7 Contractor to allow to remove emergency pull cord to en-suite bathroom as part of removal works, existing pull cords to bedroom and bathroom to be retained and relocated to suit new bathroom layout on completion. Allow to relocate re-set switch on external en-suite wall scheduled for removal.</p> <p>.8 Contractor to temporarily isolate switch controls serving bedroom lighting currently located on external wall of en-suite. Allow to relocate to wall adjacent to main bedroom door on completion of works.</p> <p>.9 Contractor to temporarily isolate the existing emergency bulkhead light and fire alarm VAD within the bathroom to allow the removal of the existing door and partition. To be refixed on completion.</p>			
NTBS4279	3/5	CARRIED TO COLLECTION	£	

[illegible]

4.0	<p><b>Internal Walls &amp; Partitions</b></p> <p><i>Internal Walls</i></p> <p>.1 To the new partition forming the revised door location for the accessible bathroom, and to the head of the proposed new storage cupboard, supply and install new British Gypsum GypWall Classic metal stud partition to an overall wall thickness of 99mm.</p> <p>.1 Off the existing floor/door head supply and install Gypframe 70 S 50 'C' studs at 600mm centres with channel sections and to abutments to forms framework.</p> <p>.2 To the inner and outer face of the new partitions supply and install 1 nr layer British Gypsum 12.5mm Gyproc WallBoard to either side.</p> <p>.3 Board joints to be offset by 1.2m where applicable, taped and fixed into place with Gyproc drywall screws.</p> <p>.4 To the inner and outer face of the boards skim with 2mm Thistle MultiFinish.</p> <p><i>Plaster Repair Works</i></p> <p>.2 Generally to all areas disturbed by the partition removal and strip out works, the contractor is to allow to undertake the following works/remedials where appropriate.</p> <p>.1 Where existing walls and ceiling plaster sections have been removed to allow refurbishment works to take place, allow to infill using Thistle One Coat Plaster to bring level with adjacent plaster. Allow for stipple effect to ceiling to match existing.</p>			
NTBS4279		3/7	CARRIED TO COLLECTION	£

<b>5.0</b>	<b>Flooring</b>			
.1	To all locations receiving new carpet / vinyl floor coverings, supply and lay Ardex Arditex NA latex subfloor levelling and smoothing compound or <b>Equal Approved</b> product to concrete sub-floors, laid in full accordance with the manufacturer's instructions to provide a smooth and level finish ready to accept new floor coverings.  <i>Walk in Shower</i>			
.2	Prior to laying of latex levelling compound contractor to allow to break out existing concrete floor slab to a minimum of 1200 x 1200mm to the location of the proposed new shower. Slab to be broken out to falls to a minimum of 12mm from the front to the proposed new floor drain located in the corner of the shower (not central).  <i>Vinyl</i>			
.3	To the bathroom, supply and lay new 2 mm Altro Aquarius non-slip safety flooring by Altro Floors, Tel: 01462 480480  .1 Contractor to lay Altro Aquarius safety flooring in accordance with manufacturers instruction.  .2 Colour TBC.  .3 Allow to cove skirting's using Altro Cove former 20R minimum 100mm to face of wall.  .3 Allow for taking Whiterock cladding described elsewhere over the vinyl upstand.  .4 Contractor to allow for sealing around all sanitary fittings and skirtings issuing approved grade silicone.  <i>Carpet Tiles</i>			
.4	To the bedroom, supply and lay 500mm X 500mm carpet tiles to the existing floor structure in accordance with drawings. Contractor to lay in accordance with the manufacturer's instructions. Contact Jackie Taylor: Jackie.taylor@modulyss.com  .1 Supply and lay Modulyss Cambridge, Colour 915. Layout pattern to be confirmed by PM.  .2 Include for providing heavy-duty screw fixed aluminium threshold strips at door openings and junctions with existing floor coverings where required.			
<b>CARRIED TO COLLECTION £</b>				



6.0	<p><b>Internal Joinery</b></p> <p><i>Doorsets</i></p> <p>.1 Supply and fit new pre-hung doorsets to bathroom door and new storage cupboard. Contractor to note that both doors will be non-standard sizing due to existing bulkhead to bathroom (1.95m), and cupboard door (width of existing shower area). Bathroom door to be 926mm minimum width.</p> <p>.1 Doors to be pre-hung solid core doorsets tested to BS8214 and BS EN ISO 140-3 where appropriate, inclusive of all factory installed ironmongery and the like. Veneer finish to match existing doorsets within building.</p> <p>.2 Doors to be hung on minimum 1 ½ pair of Grade 13 SAA hinges.</p> <p>.3 Door ironmongery to be set at 1000mm from FFL unless detailed otherwise. Cupboard door to be lever handles to be SAA return to door lever on round rose with matching escutcheon plate and latch/strike plate.</p> <p>.4 Bathroom door to be fitted with DDA Lift to Lock Toilet door locking system comprising of return to door lever on round rose handle, mortice lock case, strike plate and blanking plate with 'Lift Handle to Lock' text.</p> <p><i>Skirtings/Architraves</i></p> <p>.2 Supply and fix new MDF pre-primed chamfer edge skirting to the previous location of the en-suite and to areas where partitions have been removed, except those with vinyl flooring with a coved upstand. Size to match existing – approx. 69mm x 18mm. All fixing holes to be filled and made good. Skirting boards to be decorated as described elsewhere.</p> <p>.3 Supply and fix new 69mm MDF pre-primed chamfer edge architrave to both sides of all new doors. All fixing holes to be filled and made good. Ready to receive decoration described elsewhere.</p> <p><i>Service Boxings</i></p> <p>.4 To the proposed new WC waste allow to supply and fix new 12mm Moisture Resistant MDF board from the WC to the IPS panelling to conceal hot and cold pipework and waste pipework.</p> <p>.1 MDF to be fixed to new 21mm x 34mm softwood timber battens fixed horizontally to the existing wall and floor using fixings to suit. Allow for the batten to strengthen the corner where the two boards meet to fix each panel.</p> <p>.4 To all joints and around service penetrations seal using Dow Corning 795 Silicone Building Sealant in colour white.</p> <p>.5 Boxings to be completed ready to accept vinyl floor coved upstand/hygienic cladding finish as described elsewhere.</p> <p><i>Miscellaneous</i></p> <p>.5 Contractor to allow a provisional sum of £500 for forming a return panel to the now exposed edges of the bed headboard following the removal of the en-suite partition walls. Full details TBC, likely to be furniture board fixed to existing headboard and adjacent wall.</p>			
CARRIED TO COLLECTION				£
NTBS4279	3/9			

7.0	<p><b>Sanitaryware</b></p> <p><i>IPS / Duct / Wall Linings</i></p> <p>.1 Supply and install IPS Duct Panelling range full height to the bathroom wall approx 2262mm x 2002mm to underside of bulkhead. To be installed to covering pipework going from the toilet and sink round to the drainage in the opposite corner.</p> <p>.1 IPS panelling to be constructed from Solid Grade Laminate suitable for shower environment, thickness in accordance manufacturer's standard.</p> <p>.2 All IPS finish Polyrey B100 Banyan Bianchi</p> <p>.3 All panelling to include fasteners and lift off clips.</p> <p>.4 All duct panels are to be constructed off a metal framing system. Allow for 150mm void to rear for WC waste installation.</p> <p>.5 Panels to be split into approximately 3 equal sections across full 2262mm width for maintenance access.</p> <p><i>Accessible WC</i></p> <p>.2 To the proposed new bathroom supply and install Doc M Shower Room Pack from Armitage Shanks or Equal Approved. To include the following items</p> <p>.1 <b>S6960(AC)</b> Doc M Pack Shower room pack with folding shower seat and back support in grey, 3 x 60cm grab rails, 2 x hinged rails and 2 x 45cm grab rails, lever operated thermostatic mixer for concealed supplies, shower handset holder, handset &amp; hose, fixed short projection shower head, lever operated diverter, shower curtain and shower rail</p> <p>.2 <b>S3054(01)</b> Contour 21 close coupled raised height toilet bowl with horizontal outlet, 75cm projection with floor fixing kit</p> <p>.3 <b>S3654(01)</b> Contour 21 close coupled 4.5 litre delay fill single flush syphon cistern for 75cm projection bowl, bottom supply, internal overflow with spatula lever (reversible) and secure cover fastener</p> <p>.4 <b>S4066(01)</b> Contour 21 toilet seat only, top fixing hinges and retaining buffers</p> <p>.5 <b>S6454(AC)</b> Contour 21 grab rail straight 60cm long x 35mm diameter (<b>x4</b>)</p> <p>.6 <b>S2311(01)</b> Portman 21 washbasin 50cm, 1 taphole with overflow, no chainstay hole</p> <p>.7 <b>E0157(67)</b> Wall fixing set</p> <p>.8 <b>S8733(AA)</b> Waste 1¼" brass anti theft swivel plug waste, 80mm slotted tail</p> <p>.9 <b>S8910(67)</b> Trap 1¼" plastic bottle, 75mm seal, multi-purpose outlet</p> <p>.10 <b>S6360(AC)</b> Contour 21 hinged support rail 80 x 35mm diameter, Doc M Compliant</p> <p>.11 <b>A6697(AA)</b> Contour 21+ 1 hole thermostatic basin mixer, single sequential lever with copper tails</p>			
NTBS4279	3/10	CARRIED TO COLLECTION	£	

	<p>.12 Allow to connect shower, WC and taps to hot and cold water supplies, new pipework to be copper with Yorkshire fittings and isolation valves to all services located either under sink, behind WC or in IPS void to shower valve.</p>			
8.0	<p><b>Miscellaneous</b></p> <p><i>Mirrors</i></p> <p>.1 Supply and install glass mirrors to bathroom as per the below, in accordance with manufacturer's instructions.</p> <p>.1 Mirrors to be float glass, silvered to give maximum reflection, free from tarnishing, discolouration, scratches and other defects visible in the designated viewing conditions.</p> <p>.2 Thickness to be 4mm.</p> <p>.3 Backing to include anticorrosive paint.</p> <p>.4 Edge treatment to be polished bevel.</p> <p>.5 Mirror sizes to be 400mm w x 1000mm h set 600mm above floor level, 400mm w x 600mm h set above splash back to wash hand basin.</p> <p>.6 Mirrors to be fixed with Dome top screws with polyethylene sleeves and washers at 600mm centres.</p> <p>.7 To be fixed accurately and securely without overtightening fasteners, to provide flat surface giving a distortion free reflection.</p> <p>.8 Make good to any areas disturbed. Including sealing to edges of mirrors where required using DOW CORNING 785 Sanitary Acetoxy Silicone</p>			
NTBS4279		3/11	CARRIED TO COLLECTION	£

9.0	<p><b>Internal Decoration and Finishes</b></p> <p><i>Hygienic Cladding</i></p> <p>.1 Supply and fix new 2.5m thick Altro Whiterock Satins PVC wall cladding to all bathroom walls (except IPS panelling wall).</p> <p>.1 Bond panels to pre-pared substrate with AltroFix W139 all over adhesive. All corners and revels to be thermoformed where practicably possible.</p> <p>.2 Include for all edge trims and divider bars and high quality sealants (Dow Corning) necessary for all junctions as per manufacturers construction details to achieve a watertight 'tanked' finish. Remove protective P.E film on completion of the works.</p> <p><i>Decoration</i></p> <p>.2 The contractor is to allow for full preparation of all existing internal surfaces which are to receive new decorations e.g. rubbing down and the like. Include for filling all holes, chases and patch repairs prior to decorations.</p> <p>.3 To all locations receiving paint, all paint to be JOHNSTONES or <b>Similar Approved</b>. All paints to be used in accordance with the manufacturer's instructions.</p> <p>.1 All internal joinery and metalwork to be sanded to provide smooth even surface and given 1 nr undercoat and 1nr coat of Johnstones Gloss. Where joinery is new a primer coat is to be included. Colour – TBC.</p> <p>.2 Walls to be prepared and given 1nr mist coat and 2nr top coats Johnstones Trade Covaplust Vinyl Matt. Colour TBC.</p> <p>.3 Where appropriate, plasterboard ceilings and plasterboard bulkheads to be prepared and given 1nr mist coat and 2nr coats Johnstones Trade Covaplust Vinyl Matt. Colour TBC.</p> <p>.4 Allow to fill cracks prior to painting as a standard pre-paint preparation using flexible filler and sand to leave smooth and ready to accept new décor.</p>			
NTBS4279		3/12	CARRIED TO COLLECTION	£

10.0	<b>Mechanical and Electrical</b>  <i>Radiators</i>  .1 Within the bathroom, contractor to allow to supply and install new Type 11 Single Panel Radiator to the wall shared with the adjacent cleaners cupboard, opposite the bathroom door. Size to be approx. 600 x 600mm or minimum 2500 BTU at Delta T65. Allow to adapt existing pipework locations to suit new location, concealing all pipework within wall partitions. Allow to supply and install new TMV valves.  .2 Within the bedroom, contractor to allow to reconnect existing radiator previously set aside for reuse. Allow to adapt existing pipework to suit proposed new location on separating wall between bedroom K2 and kitchen.  <i>Emergency Pull Cord</i>  .3 Contractor to allow to relocate existing emergency pull cord serving bathroom to adjacent to walk in shower in accordance with Approved Document Part M.  .4 Contractor to allow to relocate existing reset switch to partition wall between bedroom K2 and kitchen following removal of en-suite partition.  <i>Lighting and Fire Alarm</i>  .5 Contractor to allow to relocate existing emergency bulkhead light and fire alarm VAD to suit proposed new bathroom layout. Fittings to be ceiling or wall mounted as appropriate with cabling concealed within voids to suit wet room environment.  .6 Existing bathroom pull cord to be relocated to adjacent to relocated bathroom door.			
NTBS4279		3/13	CARRIED TO COLLECTION	£

11.0	Cleaning			
.1	Upon completion of the works and before handover carry out a full sparkle clean of the area to the satisfaction of the PM.			
.1	Clean all internal and external windows and frames.			
.2	Dust and wipe down all skirting, architrave, doors, frames and sills.			
.3	All cupboards and the like are dusted and wiped.			
.4	Thorough vacuum of all carpeted areas.			
.5	All kitchen/desk units, worktops, sinks, taps, and all stainless steel items are sparkled.			
.6	Vacuum and mop all hard flooring and ensure sanitary ware is sparkled including splashbacks.			
.7	All ironmongery to be polished.			
CARRIED TO COLLECTION		£		
NTBS4279	3/14			

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FINAL SUMMARY

Section 1 – Preliminaries

Section 2 – Schedule of Works

TENDER TOTAL

Signed for Tender.....

Date.....