**TENDER DOCUMENT**

**DEC 2020**

**REVISION: “Tender Issue”**

**ST MARYS PAVILION**

**VAUGHAN CLOSE**

**HARTLEY WINTNEY**

**RG27 8EB**

**Client:** Hartley Wintney Parish Council

Contact : Karyn Reid

1st Floor

Appleton Hall

West Green Road

Hartley Wintney

RG27 8RQ  
Telephone: 01252 845152   
Email: [clerk@hartleywintney-pc.gov.uk](mailto:clerk@hartleywintney-pc.gov.uk)   
Website: [www.hartleywintney-pc.gov.uk](http://www.hartleywintney-pc.gov.uk)

**Architect:** Mr Guy Everson

Fusion Architecture Ltd

Orchard End

Hazeley Bottom

Hook

RG27 8LU

Tel: 01252 842026

**REVISION AMENDMENT LOG**

**Revision Date**

Tender issue

**1. PROJECT INTRODUCTION**

The shell of St Marys Pavilion has built by the developer of the surrounding houses, and has been given to the Parish Council to complete their own fit-out. The completed work includes the shell of the building (external fabric only with no insulation etc), and the car park area. The fit -out works therefore include the following:

* Completion of external ramps, steps and terracing as noted on external works drawings.
* Completion of the building shell including insulation, screed, plaster boarding, internal doors.
* Fit-out of the spaces including kitchen, sanitary ware, floor/wall/ceiling finishes.
* Heating, plumbing and waste systems.
* Electrical systems including lighting, sockets, data, fire alarm and detection, security etc.

Note the list above in not exhaustive, rather is to set out the basic elements of work to be completed.

**2. ASSOCIATED DOCUMENTS & REFERENCES**

Architects Drawings

* Dwg No. 2185/01 Rev Existing site plan with levels
* Dwg No. 2185/02 Rev Proposed site plan with levels
* Dwg No. 2185/03 Rev Proposed elevations and sections
* Dwg No. 2185/04 Rev Detailed ground floor plan
* Dwg No. 2185/05 Rev Finishes plan

Other documentation

* Structural engineers’ details
* Mechanical and electrical details
* Building regs shell fit out references sheet
* Appendices

**3. CONTRACT DOCUMENT & DETAIL**

This document is to be used by the tendering contractors to price the project, and is to be read in conjunction with the detailed drawings andassociated documents.

The project will be undertaken under a JCT Minor Works contract, a copy of which can be provided on request. This document will be completed and signed prior to commencement of works. The contractor is to note that a 6 month defect period will apply to the works. A 2.5% retention figure will be withheld for this period.

A completion date will also be agreed at the start of the project. Late completion of the works (unless agreed by the contract administrator) will be the subject of a liquidated damage rate of £500.00 per week.

All works to be carried out in accordance with current Building Regulations.

All electrical work to be carried out in accordance with Part P of the regulations including the issue of the necessary certification.

All debris to be cleared from site. No site fires will be permitted.

Contractor to note that the building regulation approval has been obtained for the shell element only, and that the fit-out application has now been submitted.

The contractor’s price is to include for installing all sanitary ware, kitchen, fixtures and fittings as note don the drawings and specification, including any builders work associated with such installations.

The contractor will be required to issue a programme for the works prior to commencement, which identifies key aspects of the build and shall include a schedule of information required/decision dates on items being supplied by the client.

The contractor shall allow for a temporary wc/site hut facility for the duration of the project.

Contractors parking will be restricted to the parking areas to the front of the pavilion. No parking on surrounding residential streets will be permitted. The contractor will be responsible to maintaining the existing herras fencing surrounding the site and securing he works against trespass.

The contractors tender shall include for everything necessary for the completion of the work described. The contractor shall visit the site before submitting his tender to ascertain for himself its position, means of access, physical constraints and any restrictions likely to affect the execution of the works.

Tenders will be submitted on a fixed price basis exclusive of VAT. Any errors or omissions found when examining the priced tender will be dealt with in accordance with Section 6 (alternative 2 – confirmation of offer or amendment to correct genuine errors) of Code of Procedure for Single Stage Selective Tendering.

The appointed contractor will be responsible to completing the works with due regard to Health and Safety matters. The contractor will appoint a named individual responsible for all health and Safty co-ordination, including the notification of the works (F10 form) to the HSE.

The contractor shall allow for all plant, scaffold, skips and equipment necessary to complete the works.

Progress meetings will be held on site. The contractor will be required to provide an updated programme/progress report 2 days prior to the meeting. Valuations of the work will take place at the same meeting; therefore the contractor will be required to submit his valuation to the contract administrator 2 days prior to the meeting.

The client will pay the Building Regulation fit-out inspection fee. The contractor will however be responsible for contacting the inspector at the appropriate stages of the project, and for organising the completion certificate on project completion.

The contractor will assemble and present to the client at the end of the project an indexed folder/ring-binder with all the appropriate maintenance/operations manuals for the installed components/systems. The contractor shall also allow for demonstrating all new systems to the client prior to handover. The manuals shall also include any relevant guarantees/certificates.

**4.0 GENERAL BUILDING WORK**

**CONSTRUCTION NOTES AND SPECIFICATION**

**GENERAL NOTES**

Guidance - All new building works to be constructed in accordance with details and guide lines provided within Limiting thermal bridging and air leakage: Robust construction details for buildings.

Installation of Materials & Equipment - It is deemed that all materials and equipment supplied

and or installed within the works will be used / installed to the requirements of all relevant British, European standards and manufacturers recommendations and instructions.

Design and Standards - All design, manufacture and installations are to comply with all relevant British Standards or Codes of Practice. Any references to a British Standard or Code of Practice or other publications shall be deemed to mean the latest relevant issue incorporating all amendments of such a publication at the date of tender.

Variation of Materials etc - Any construction materials / products specified within these

specification notes are NOT to be substituted by another, without written approval or confirmation has been obtained from the supervising / issuing office of this specification and from the relevant local authority Building Control.

Operating Instructions - Manufacturers operating instructions, manuals and certificates of

warranty for all specialist materials and installations, appliances and equipment installed within the project are to be passed to the employer.

**SALVAGE AND WASTE**

Site Waste - the contractor should make every effort to control the amount and type of site waste, and therefore reduce the amount of mixed/general land fill waste from all construction works by way of separation of waste into inert, non-hazardous and hazardous waste, which can then be reused, recycled, compacted and separate disposal for hazard waste.

The DTI's Site Waste Management Plans offer a way of helping to ensure that construction waste is managed as effectively as possible, further guidance can be found at www.smartwaste.co.uk.

All hazardous waste to be disposed of legally and proof may be required in the form of recognized paperwork and certificates.

**ACTUAL U.VALUES ACHIEVED FOR EXTERNAL ELEMENTS**

Floors - Ground 0.13Wlm2K

Walls - External 0.13 W/m2K

Roof - lnsulation at ceiling level 0.13 W/m2K

Roof - lnsulation at rafter level 0.18 W/m2K

Windows/doors 1.40 W/m2K

**GROUND FLOOR**

Ground floor to be constructed of

Screed - 75mm thick sand/cement screed with light mesh reinforcement (minimum 20mm Kingspan insulation positioned vertically to all external perimeters to prevent cold bridging)

on

Separating layer - 1000 gauge (250mu) polyethylene on

insulation -75mm thick Kingspan Kooltherm K103 floor grade insulation laid with staggered butted joints on

Damp Proof Membrane - 1200 gauge (300mu) low density polyethylene (LDPE) DPM ensure

membrane folded up external face of floor slab and taken to internal face of inner masonry skin

Structural Floor – Existing 150mm thick beam and block flooring.

Note: Sub floor void vents to be raised by introducing telescopic extenders – make good walls afterwards.

**DAMP PROOF MEMBRANES & VAPOUR BARRIERS**

**Generally** - The DPM must be continuous with the DPC in the surrounding walls. Although DPM's have a high resistance to puncture they will not be damaged by normal foot traffic, a surface of blinding or soft sand should be used to avoid damage to the membrane both during installation and when the concrete or screed is being laid.

DPM's must be covered by a screed or other protective layer as soon as possible after installation.

Care should be taken to ensure that the membrane is not stretched or displaced when placing the concrete or screed over the membrane. Sufficient allowance should be made to avoid bridging (i.e. creating areas of unsupported membrane) during screeding operations at internal angles, etc.

Jointing Procedures - Surfaces must be clean and dry. Adjacent sheets must be overlapped by a minimum of 150mm. Double Sided Jointing Tape should be used to join adjacent DPM sheets. The sheets should then be sealed by using 100mm wide Jointing Tape. Where the sheets have been perforated they should be patched with sheets of identical thickness lapped at least 150mm beyond the limits of the puncture and sealed with Double Sided Jointing Tape.

**INTERNAL WALLS**

Studwork internal partitions to first floor to consist of 50x100mm softwood studs at

maximum 400mm centers faced both sides with 12.5mm plasterboard or 12.5mm Gyproc Wallboard TEN and skim coat plaster (minimum mass 10kg/m2) all voids between studs to be filled with

100mm mineral wool insulation (minimum density 10kg/m") installed to a tight fit between the studs and cut to close fit above and below horizontal noggins as necessary. Walls surrounding shower areas which are to be tiled to have 12mm WBP ply or other waterproof substrate suitable for tiling.

**NEW DOOR**

**Type** – New upvc fire escape door to be installed in hall following removal of window and wall/cladding below. Make good cladding.

**Glazing** - Double glazed units comprising of 4mm clear float glass outer pane and 16mm gap filled with Argon with Silicone Rubber, with internal bead fixings, inner pane to be soft coat Low E glass. All glass to door to be toughened safety glass to BS 6206.

**Rating** – U value to achieve maximum U-value 1.4Wm2k.

**Generally** - Suitable sealant to be provided around frame both internally and externally. See

ventilation notes for purge ventilation and background ventilation requirements.

**DOORS**

**All internal** doors to be good quality solid core patterned doors – from Jeld-Wen or equal approved range.

**lronmongery** - All doors to be hung on 1 and a half pairs of suitable stainless steel grade hinges per door leaf to BS EN 1935. Hinges supplied for use on fire and escape door sets will be supplied complete with intumescent pads, which must be fitted behind each hinge flap, between the timber door and frame and the metal hinge leaves.

Doors to be fitted with stainless steel ironmongery to employers approval.

**Ventilation** - All new internal doors except fire doors to be undercut to provide minimum 7600mm2 above the floor finish (equivalent to undercut of 10mm for a 760mm wide door) to allow air transference between rooms.

**Frames and Linings** - minimum 32mm thick softwood linings to be provided to all internal doors.

External doors to be provided with suitable frames depending on door type and material.

**AIR TIGHTNESS**

**Services** - All services including pipes, ducts and cables are to be sealed internally when passing through the external envelope of the building including floors, ceilings and walls (walls also to be sealed externally) with a suitable sealant coloured to match adjacent finishes.

**Window and Doors** - All windows & doors to be provided with draught seals to the perimeter of all opening casements and door leafs including cills.

**Externally** - All Window and door frames in external walls are to be sealed around their perimeter with a suitable sealant coloured to match adjacent finishes.

**lnternally** - The perimeter of all ceilings to be sealed to walls. All window and door frames in

external walls are to be sealed around their perimeter including around window boards. All

sealants are to be suitable for their location and coloured to match adjacent finishes.

**Recessed Downlighters** - Where recessed downlighters are to be fitted in ceilings to a roof void an air tight back box is to be formed over and around each fitting of 15mm plasterboard with all joints sealed with intumescent mastic. (ensure a minimum clearance is maintained between the fitting and boxing in accordance with manufacturers recommendations).

Generally - Further guidance is to be followed in GPG224 improving Airtightness in Dwellings by the Energy Savings Trust.

**SERVICES - SPACE HEATING & HOT WATER**

**Generally** - All new installations are to be carried out in strict accordance with the Mechanical and Electrical specifications

The distribution system and all new internal pipe installations to be in solder jointed copper, plastic pipework and fitments will also be acceptable, and shall be provided with all isolating valves, commissioning valves, regulating valves, drain cocks and vents to ensure a system that can be balanced commissioned and maintained.

The new heating system will comprise a WIRSBO wet based underfloor system connected to an Air Source Heat Pump. The system will also include a suitably sized cylinder to supply hot water to the sinks and showers.

**Preparation and Water Treatment** - All new systems are to be thoroughly cleaned and flushed prior to installation of a new boiler. A chemical water treatment should be added at final filling stage to control corrosion and the formulation of scale and sludge.

**Commissioning** - Upon completion of all works to the whole system a suitable commissioning certificate to be provided and issued to building control

**UNDER FLOOR HEATING SYSTEM**

The new ground floor of the building is to be provided with an under floor heating system

with manifold assemblies serving multiple zones. Under floor

heating pipe work shall be High-density cross-linked polyethylene set within screed to supplier details.

The systems shall be designed, supplied and installed by an under floor heating specialist as

Wirsbro or Nu Heat UK Ltd. The Under floor heating specialist shall be a member of the Under floor Heating manufacturers Association (UHMA).

The under floor heating specialist shall design the under floor heating loop length and layout

configuration to suit the most suitable layout and the heat losses within each of the spaces. The under floor pipe work drawings shall be prepared with due allowance for the structure, depth of floor construction, thresholds, fixed items such as cupboards, sanitary ware etc.

Each separate heating zone shall have a wall mounted zone sensor to monitor the resultant

temperature in the space and provide the necessary feedback to the under floor manifold control system.

Each manifold system shall be complete with circulating pump and 3-port mixing valve to provide the reduced temperature flow and return required of the under floor system. The heating loops shall be formed from continuous lengths of pipe and there shall be no joints within the floor construction. The loops shall be pressure tested prior to the laytex screed being laid.

The manifold systems shall be installed incorporating all required air vents, valves etc. to provide a complete commissioned installation.

**SERVICES - INTERNAL COLD WATER SYSTEM**

**Guidance -** All installations to be in accordance with the Water Supply Regulations, and a suitable commissioning certificate to be provided upon completion of all works.

lnsulation - Any pipework within roof space & boxings to be insulated with minimum 20mm

insulation and clipped as necessary.

**Spacing -** Pipes to be spaced apart from each other & joists to allow for expansion & contraction & therefore eliminate noises. All new pipe work to be laid side by side, where this is not possible and pipes are to be run over each other hot pipe runs are to be laid upper most.

**Valves -** All cold water outlets to be complete with lt turn shut off valves to facilitate easy

maintenance. All internal pipe installations to be in solder jointed copper, plastic pipework and fitments will not be acceptable.

**SERVICES - PIPE INSULATION**

**Generally -** Service pipework installations are to be insulated in accordance with the TIMSA

guidance for achieving compliance with Part L of the Building Regulations Domestic And Non-

Domestic Heating, Cooling And Ventilation Guide.

Pipes to be spaced apart from each other & joists to allow for expansion & contraction & therefore

eliminate noises. All new pipe work to be laid side by side, where this is not possible and pipes are

to be run over each other hot pipe runs are to be laid upper most. Primary circulation pipes for heating and hot water circuits should be insulated wherever they pass

outside the heated living space or through voids which communicate with and are ventilated from unheated spaces. Primary circulation pipes for domestic hot water circuits should be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joists and other structural elements. All pipes connected to hot water storage vessels, including the vent pipe, should be insulated for at least 1 metre from their points of connection to the cylinder (or they should be insulated up to the point where they become concealed). lf secondary circulation is used, all pipes kept hot by that circulation should be insulated. See insulation thickness guidance below.

**lnsulation Thickness -** Domestic installations may be insulated with polyurethane insulation, as below all to be securely clipped as necessary.

Pipe Outside Diameter Minimum Thickness of Polyurethane lnsulation (0.040W/mK)

8.0mm 12mm

10.0mm 15mm

12.0mm 18mm

15.0mm 20mm

22.0mm 23mm

28.0mm 25mm

35.0mm 27mm

42.0mm 28mm

54.0mm 29mm

**SERVICES - INTERNAL ELECTRICAL SYSTEMS**

**Guidance -** All new electrical installations are to be designed, installed, inspected, tested and

certified by a competent person registered with an electrical self-certification scheme authorised by

the Secretary of State approved in accordance to the current edition IEE regulations, BS

7671:2001 and Water Supply Regulations.

**Completion -** Upon completion of all works a signed self certification certificate should be provided to the employer and the local authority. An Electrical Installation Certificate should also be provided to the employer.

**Consumer units -** New unit to be of suitable size and capacity for new installations. Units to be marked to indicate, to which circuit each breaker applies, or a drawing of the unit indicating the same information shall be included in the manuals.

**SERVICES - INTERNAL AND EXTERNAL LIGHTING Fixed External light fittings -** to be energy efficient lights throughout, with lamps having a luminous efficacy greater than 40 lumens per circuit watt as follows.

Lamp Type Efficacy (l/w) Comply

Tungsten Filament 8-15 No

Tungsten by Halogen 15-25 No

Tubular Fluorescent 55-104 Yes

Compact Fluorescent 50-75 Yes

High Pressure Sodium 70-150 Yes

Metal Halide 60-100 Yes

Light fittings for GLS tungsten lamps with bayonet cap or Edison screw bases or tungsten halogen

lamps low voltage or mains do not comply.

**Guidance -** can be found in the following documents available from the Energy Savings Trust

GlL20 - Low energy domestic lighting,

CE61 - Energy efficient lighting guidance for installers and specifiers

**SMOKE DETECTION**

**Type -** Install mains operated optical smoke detectors complying with BS5446 pt 1, within kitchen and plant room areas, and ionization chamber based smoke detectors are to be used complying with BS5446 pt 1 within main hall and circulation areas. Manufacturers operating instructions are to be included in the Design, Operating and Maintenance Manuals.

**Supply -** detectors to be permanently wired to a separate fused circuit. Detectors to be

interconnected and fitted with backup batteries

**Location -**. Detectors to be positioned so that routine maintenance can be carried out easily.

**ABOVE GROUND FOUL WATER / WASTE DRAINAGE SYSTEM**

**Traps -** All sanitary fittings, attached appliances and points of discharge into the system to be fitted

with a trap (e.g. a water seal trap) to prevent foul air from the system entering the building to BS

EN 274, BS 3943. Under working and test conditions traps should retain a minimum seal of 25mm

of water or equivalent. See below for minimum depths.

Waste Pipes - waste pipes to be provided between all attached appliances, sanitary fitments and

soil pipes, and roddable back inlet gullies as indicated, (pipe runs shown on drawings are indicative

only and subject to onsite conditions) Minimum waste pipe sizes and lengths to be:-

Fitting Min waste Max length Gradient limits Min depth

Pipe dia of pipe run (mm fall perm run) of trap seal

WC (Single) 100mm 6m 18 to 90mm 50mm

WC (upto 8) 100mm 15.0m 18 to 90mm 50mm

Sinks - 40mm 3.0m 18 to 90mm 75mm

Showers - 40mm 3.0m 18 to 90mm 50mm

Showers - 50mm 4.0m 18 to 90mm 50mm

Dishwasher - 40mm 75mm

Waste pipes to be fitted with rodding access points at changes in direction. Where pipe runs

exceed permitted lengths an anti syphonic/resealing trap or branch ventilation pipe within 750mm of fitting connecting to soil pipe above spill over level of sanitary fitting to be provided.

**Soil Pipes** - Provide 100mm diameter soil and vent pipes where indicated and to pass through roof void and terminate with proprietary low profile tile vent minimum 900mm (measured vertically) above any opening e.g. windows, rooflights, doors and air intakes within 3.0m (measured horizontally). Provide rodding access in stacks above the spill over level of all appliances.

**Stub Soil Pipes** - to be constructed as soil pipe and fitted with air admittance valves sited above highest spill over point of attached appliances, grilles to provide ventilation via 225x75mm plastic grille to be fitted to pipe encasements.

**Soil Pipe Casings** - internal soil pipes to be wrapped in minimum 25mm thick mineral wool

insulation and all encased with minimum 38x38mm softwood framing and faced with 12.5mm plasterboard and skim coat plaster all to be decorated to match adjacent wall, Skirtings and or coving to be provided to casing as adjacent wall. Access panels fixed with cups and screws to be provided to allow access to all rodding points within soil pipes.

**materials for Sanitary Pipework** - Pipes maybe of the following - Cast lron BS 416, BS EN 877, Copper BS EN 1254, BS EN 1057, Galvanized steel BS 3868, PVC-U BS EN 1329, Polypropylene (PP) BS EN 14S1, ABS BS EN 1455, Polyethylene (PE) BS EN 1519, Styrene Copolymer, blends (PVC + SAN) BS EN 1565, PVC-C BS EN 1566. Where necessary different metals should be separated by non-metallic material to prevent electrolytic corrosion.

**Airtightness** - The pipes, fittings and joints should be capable of withstanding an air test of

positive pressure of at least 38mm water gauge for at least 3 minutes. Every trap should maintain a water seal of at least 25mm. Smoke testing may be used to identify defects where a water test has failed. Smoke testing is not recommended for PVC-U pipes.

**SANITARYWARE FITMENTS & APPLIANCES**

**WC's** - to be installed in locations shown on drawings complete with external overflow warning

pipe wastes, traps, handles & seats. New wc's to be fitted with Dualflush cisterns (6 litres maximum fullflush and 4 litres maximum short flush) in accordance with the Water Supply Regulations 1999.

**Basins** - to be installed in locations shown on drawings complete with wastes, traps, taps & plugs.

Showers - to be installed in locations shown on drawings complete with wastes, traps, mixer

valves and minimum 2.0 bar dedicated shower pump with independent hot and cold water feeds

**Dishwashers** - to be installed in locations shown on drawings complete with wastes, traps, and hot and cold water feeds as manufacturers requirements.

**Generally** - lnstall as necessary copper pipe, waste pipe, soil pipe & fittings necessary & make connections to hot water supply, cold water & soil system. lnclude for all MDF boxings/casings etc to conceal wastes and pipe work. All hot & cold water outlets to be complete with ¼ turn shut off valves to facilitate easy maintenance. All pipes to be insulated within boxings. Pipes to be spaced apart from each other & joists to allow for expansion & contraction & therefore eliminate noises. All

equipment to be installed according to manufacturers instructions.

**INTERNAL JOINERY**

**Pipe Casings and Boxings** - soil pipes to be wrapped in minimum 25mm thick mineral wool

insulation and all encased with minimum 38x38mm softwood framing and faced with 2 layers 12.5mm plasterboard and skim coat plaster all to be decorated to match adjacent wall, Skirtings and or coving to be provided to casing as adjacent wall. Access panels fixed with cups and screws to be provided to allow access to all rodding points within soil pipes. Casings to be provided as soil pipes to all waste, hot water, cold water and heating pipework within rooms.

**ROOM VENTILATION**

As designed by Mechincal engineer.

**ROOF INSULATION**

**Roof lnsulation at Rafter Level** - 100mm thick Kingspan or Celotex tuff-R GA300O insulation fixed between rafters, maintaining minimum 50mm ventilation void over and 50mm Kingspan or Celotex tuff-R GA3000 insulation fixed below rafters, plasterboard and skim fixed to 50 x 50 counter battens.

**Roof Void lnsulation at Ceiling Level -**

All roof voids to be insulated in layers using one of the following options.

a) 1st base layer 150mm laid between ceiling joists, 2nd layer 170mm laid over ceiling joists of

lsowool Spacesaver/Comfort insulation (0.043 W/mK). Or lsowool Spacesaver Plus insulation (0.040 W/mK) or Crown Loft Roll 40 insulation (0.040 W/mK) or Rockwool Roll insulation (0.044 W/mK).

**External Soffites** – Install Knauf Aquapanel soffits to front entrance porch and rear terrace area – all to Knauf details ready for primer, mesh and render topcoat to receive painted finish.

**5.0 OTHER PROJECT PARTICULAS**

**5.1 INTERNAL AREAS**

Flooring

Contractor to allow for fitting Gerfloor vinyl flooring to colours and areas shown on drawing using Gerfloor adhesive. Contractor to allow for laying laytex over new screed surface as necessary to form smooth surface. Vinyl flooring dressed up wall to form skirting over rounded fillet and with welded junctions – all to Gerfloor details.

Flooring to plant room and garage to be roller applied Resincoat HB Epoxy garage floor paint.

Tiling

Allow for fitting 200 x 100 white metro wall tiles using professional wall tile adhesive and colourfast 360 flexible wall tile grout with anti mould formulae. Full height tiling to shower areas and splashback tiling to kitchen, wash hand basins and bucket sink.

Wall protection

Walls to entrance area and corridor to be protected with Acrovyn wall protection sheeting fully adhered to wall to Acrovyn details. Allow for top and bottom trims to mask edge. Colour tbc.

Painting

All remaining walls and ceilings to be painted with Dulux trade paint over new plasterboard and skim coat surfaces. Allow for 1 no mist and 2 top coats in chosen colour tbc.

All internal doors, architraves, trims and boxings to be painted in trade gloss, comprising 1 x primer, 1 x undercoat and 1 x topcoat, colour white.

External soffits to entrance and rear terrace painted in Dulux Weathershield, colour tbc.

Kitchen

Contractor to allow for purchase and fit of Howdens kitchen as detailed in appendices.

Sanitary Ware.

Contractor to allow for supply and fit of all sanitary ware as noted in appendices.

WC cubicles.

Kitchen to purchase and install WC cubicle system

Loft areas

Allow for walkways/crawl boards to central loft void using chipboard flooring on counter joists laid above existing ceiling. Loft to be accessed by new pre-insulated loft access hatch with integral pull down ladder Loft area to have lighting and power socket for maintenance purposes.

**5.2 EXTERIOR AREAS**

Contractor to construct new ramps, steps and terraced areas as shown on drawing.

Retaining walls are to be formed as shown in engineers’ details.

Allow for new topsoil to front of retaining walls down to edge of playing field surface, and grass seeded.

Works to include following materials:

Marshalls Saxon paving

Marshalls Standard block paving

Marshalls Saxon step treads.

All retaining walls in red facing brickwork (FR rated) with engineer cap brick on edge.

Galvanised handrailing system to steps and ramps using Keyklamp or equal system.

Soffit to entrance porch and terrace area formed using Knauf Aquapanel system with primer, reinforcement mesh and painted render finish.

**6.0 PROVISIONAL/CONTINGENCY SUMS**

The contractor’s tender submission should identify all the major costs for the project, and shall also include a contingency sum of £15,000.00. to cover the costs of any unforeseen works.

The contractor shall identify any items within his tender submission where any other provisional sums have been allowed.

**7.0 APPENDICES**

Internal Fit-out

* Gerfloor details
* Acrovyn wall protection
* Cairngorm cubicle system
* Jeld Wem internal doorsets
* Twyfords Doc M WC pack
* Twyfords Doc M shower pack
* Twyfords e100 round 360 basin
* Twyfords e100 standard round wc
* Twyfords floor standing bucket sink
* Twyfords sola thermostatic mixer lever tap
* Twyfords x50 basin mono mixer
* ECT shower slot drain detail

External works

* Marshalls saxon paving
* Marshalls standard block paving
* Marshalls saxon step treads with integral slip resistant strip
* Knauf Aquapanel external soffit system