

Summersales Contemplation Building Description of Works

19 January 2021 (rev 2)

DESCRIPTION OF THE WORKS

1 SITE EXTENTS

- The proposed works are mostly confined within the roundabout already constructed on site, with exceptions noted below.
- The surface water drainage system for the Contemplation building will need to be connected into an existing surface water manhole located on the other side of the roadway to the North East. This will involve the excavation of the road surface to install the drainage run, connection into the manhole and then re-instatement of the road surface afterwards.
- The electrical supply for the Contemplation building will be routed from the GRP enclosure and incoming mains located on the South West boundary of the site. These works are to be completed by Agrifactors who were the Contractor for the Cemetery works.
- There are no requirements for supplies of gas or water for the Contemplation building.

2 PROGRAMME OF WORKS

- The Contractor is to submit a programme of works as part of the tender return.
- The timing of the parts of the works is up to the Contractor, but the following sections give a suggestion as to the timing.

3 SITE CLEARANCE

- The Contractor is to remove the topsoil as detailed in the specification and set aside for re-use.
- The timing of excavation for connection to the surface water drainage is at the discretion of the Contractor.

4 FOUNDATIONS

- The design of the foundations at tender stage is indicative and is shown on the tender drawings and specification. It is the Contractor's responsibility to confirm the overall suitability of the foundations in relation to the green oak structural framework and on-site soil conditions.
- The Contractor is to excavate for the foundations and confirm acceptance of Building Control before pouring concrete.

5 WALLS BELOW DPC

- External walls below ground level are to be constructed in blockwork as detailed on the drawings and specification.
- External walls above ground and below DPC are to be hand-made clay facing bricks as detailed on the drawings and specification.

6 RETAINING WALLS

- The Contractor is to obtain a detailed design of the retaining walls from the manufacturer listed in the specification which the manufacturer advertises can be provided free of charge within 48 hours.
- The Contractor is to excavate and install the retaining walls.

7 GROUND FLOOR SLAB

- Ground floor slab to be confirmed as suitable in relation to on-site soil conditions.
- Install slab and associated services.

8 STRUCTURAL TIMBER FRAME

- The structural green oak timber frame is shown indicatively on the tender drawings and is to be confirmed by a Structural Engineer/ specialist installer.
- Structural timber frame to be erected.

9 ROOF STRUCTURE

- The roof structure as indicated on the tender drawings and specification is to be confirmed as suitable by the Contractor and erected/ installed.
- All appropriate structural bracing and connection detailing is to be undertaken by the Contractor.

10 ROOF COVERING

- Roof build up is to be installed as per the tender drawings and specification.

10 WALL CLADDING

- Horizontal feathered edge oak wall board cladding to be installed as per specification and drawings.
- Direct glazing and doors to be installed to make building 'water-tight'.

11 INTERNAL WORKS

- Internal flooring, wall lining and ceiling lining to be installed by Contractor.
- 1st and second fix electrical installation to be installed in line with Contractors programme of works.

12 RAMPS AND STEPS TO THE NORTH SIDE OF THE BUILDING

- The ramps and steps, including oak balustrade to be installed by Contractor.

- Final fixing details and foundations to be confirmed by Contractor and approved by CA prior to installation.

13 EXTERNAL WORKS

- Pathways around the building to be excavated and laid as per the drawings and specification.

14 COMISSIONING/ TESTING

- The Contractor is to undertake all necessary commissioning/ testing and supply documentary proof of such at handover.

15 COMPLETION/ HANDOVER

- The Contractor is to include in the tender a programme and strategy for handover/ completion.
- The client/ occupier is to be provided with suitable training and information from the Contractor as part of the handover.