

## **Iver Heath Pavilion**

### **Deliverables of the overall project:**

The project will be delivered in phases as budget is released. A full quote is required for all work in order to plan the initial phases for completion in 2019.

The priority is to complete work outlined in items 2 and 3 as part of phase one and then add additional work if budget allows.

### **Schedule of works:**

**Plans are attached – for the original build and the proposal for the re-configured area.**

#### **Note:**

- The building will be in use throughout the project and the contractor will have to liaise with The Ivers Parish Council to minimise any inconvenience or interruption to their activities.
- The building is adjacent to the recreation ground and is a high footfall area as it is used as a cut through from surrounding residential areas to the school and shopping parade.
- The contractor must provide own WC/container storage and security fencing.
- They will be responsible for ensuring the entrance barrier is locked when not in use. It is only to be left open for access and must be kept secure throughout the day.
- Named points of contact representing The Ivers Parish Council will be provided and will attend site regularly throughout the build.
- Do not scale from drawing – a site visit will be arranged during the quote process.
- Site to be left clean and tidy on completion with all waste removed.
- Working hours to be agreed with no more than half day working on Saturday and no work on Sundays and Bank Holidays.
- A survey will be undertaken of heating and hot and cold water supply will be undertaken separately.
- A survey will be undertaken by the current provider to design a fire safety solution.
- Liaison will be required with fire alarm providers etc. for removal and re-instatement of control panels.
- All items are to be quoted for separately as not all items may be undertaken in this first phase of work.

#### **Item 1:**

##### **Exterior works:**

- Remove gutter, fascia board, barge board and strip vent to soffit from point A (eaves level at tennis club side) to point B (ridge level to bowls club side. (on attached drawing). This will also entail removal of lights to front of building.
- Fix back new black UPVC replacement Fascia and barge board
- Fix new white UPVC soffit board over existing with full length vented soffit to line up with open area of old vent. New vents over existing 4 inch vents.

- Fix new white soffit to underside of barge board soffit.
- Replace 7 soffit lights with LED lights in similar design connected to existing wiring.
- New black deep flow guttering connected to existing downpipes, leave free flowing
- Decoration to window frames, doors and shutters – Prepare and fill as necessary. Dulux mahogany woodstain to windows, Dulux gloss paint to doors and suitable paint to metal shutters. Colour to be agreed.
- Paving to edged areas to front of building.

## **Item 2: Changing rooms – existing male changing rooms**

**These covers the area including the 2 changing rooms currently in use. It will be stripped out and completely re-configured.**

### **Plan attached**

- Remove all internal stud walls, sanitary ware, tiling, floor covering, radiators, plumbing, extractors, mirrors etc. and apart from the items below remove from site and dispose of.
- Retain insulation from studwalls, bench seats and supports and coat hook rails and radiators as detailed below.
- Alter drain detail below ground level to take water from 2 new shower positions. New floor drains to be trapped and have cleaning access from top.
- Make good any disturbed DPM.
- New shower room floors to fall to drain.
- Upstand to shower enclosure 100 mm. tall max.
- 4 perimeter walls to changing rooms – 2 external walls were tiled. Make good walls after removing tiles. Use the backing board to where tiles were fixed. Back wall to tennis club – make good plasterboard where tiles removed in old shower area. Wall that backs onto kitchen/main room. Leave radiator in place. Prepare, fill and make good above walls before decoration
- New stud walls: Use metal channel with ply over first layer with plasterboard over skim coat plaster finish. Use tile backer board to shower areas. Patch up repair ceilings to whole area then skim coat plaster over. Re-use existing insulation to new stud walls.
- Fit new loft hatch with ladder as plan.
- Alter/adapt existing supplies/waster to take new basins x 2 and WC x2.
- Four shower heads to each shower area – all with required roding eyes, access panels, A.A.V and traps. All plumbing to be concealed in duct/studwall as much as possible. All with isolators accessible
- See appendix 1 for details of specification for shower heads and sanitaryware.
- To toilets – 2 sliding doors 1 metre wide with privacy lock
- To changing rooms - 2 solid core doors 900 mm wide doors with kick plates both sides, five level lock furniture, suited keys.
- 1 ½ pair hinges each and door closers and doorstops.
- 9" x 3" air vent to door bottom both sides of 900 mm. doors
- All furniture in chrome
- Architrave to match existing
- All floor including in corridor and showers to be anti slip vinyl flooring. All with required joints and radius skirting upstands to ensure are watertight.

- Connect to existing flow and return to heating.
- Install new low level radiators under bench seats.
- Isolate unused pipework so as not to create air locks/ flow restrictors.
- Radiator to corridor to main room remains in place.
- New radiators are to provide equivalent in BTU to previous set up.
- Re-fix existing bench seat after deep cleaning and coat rail above. As plan except in u-shaped area which will have bench and coat hook to back wall only.
- Decoration – all new plaster work to receive one mist coat with 2 full coats Dulux Diamond matt/eggshell emulsion. Colour to be confirmed on start of work. White to ceiling. All new woodwork to be primed, undercoat and gloss in white. Existing windows in the changing room area – to be prepared than 2 coats of Dulux mahogany woodstain. 2 coats to iron bars in front of windows in a gloss black finish.
- Existing walls once made good, seal affected areas then 2 coats of Dulux Diamond emulsion.
- Electrical work:
  - Re-instate double sockets to corridor
  - Extractors to both WCs, shower area, changing rooms. All connected to existing ducting. Confirm ducting continuous to exterior also free flow of air in changing rooms from existing ducting in ceiling. Re-position air flow in ducting to ceiling to shower room opposite end to extractor. All with timers.
  - Two lights plus fire escape light to corridor. Connect to existing switch position.
  - 3 lights to each changing room and one to each shower area. All to come on with motion sensors. Fire escape to each.
  - One light to each WC
  - One light to loft area
  - Brick up extractor to old WC isolate electrics
  - All works to comply with IEE regulations and provide certificate on all new works.

Note:

1. In quoting for item 2 provide quotes for:
 

Option 1 – tile walls floor to ceiling and seal grout to both shower rooms and 1.2 m up in both WCs

Option 2 – To fit hygienic cladding to both shower rooms and 1.2 m high in both WCs.
2. The shower heads, sanitary ware specified here are for purposes of the quote and their suitability will be confirmed following the survey of heating and plumbing. This will be confirmed prior to the start of the work.

### **Item 3: Changing room – currently not in use**

**This room will be used by officials.**

- Deep clean of full area
- Assuming the shower heads and valves are working – need flushing through and full clean
- Remove existing glass panel doors and make good
- Make good the upstand
- Provide non-slip matting
- Prepare, fill and paint in Dulux Diamond emulsion to walls and ceiling, undercoat and top gloss to all wood surfaces.

**Item 4: Disabled toilets and WC**

- Deep clean to all areas.
- New basin and pedestal in main area and small corner sink in disabled toilet. New single mixer taps.
- New toilets in both cubicles
- Fit toilet roll holders, bins, soap dispenser etc.
- Decorate as in item 3
- Sanitary ware same spec as in changing rooms – see appendix 1

**Item 5: Corridor**

- All doors, architraves and radiators etc. to be prepared and painted in undercoat and top gloss
- Walls and ceiling in Dulux Diamond emulsion – matt/eggshell
- Vinyl floor covering to corridor – anti-slip and heavy duty
- Signage and lighting for fire exits etc.

**Item 6: End room**

- Existing shower room to be converted to storage with rough shelving and door.
- Cupboard (lockable) for CCTV equipment
- Remove benches and coat hooks – re-use in main changing rooms.
- Decorate as item 5

**Item 7: Main room and kitchen to create community hub**

- Create stud wall along existing divider
- Prepare all areas for painting and using Dulux products throughout main room and kitchen – emulsion to walls and ceiling and woodstain to windows.
- Floor covering to both – vinyl, heavy duty
- Lighting – LED lighting to replace existing fluorescent tubes.
- In kitchen replace worktops and doors to existing units.
- Add additional wall units to one wall.
- Replace white goods – larger fridge with small freezer compartment.
- All radiators to be flushed and fitted with thermostatic valves.

**General:**

As part of review of heating and hot water provision identify most cost-effective control panel for heating in zones – to include whole building.

## **Appendix 1:**

### **Shower**

**Mira** Rada V10 concealed thermostatic shower valve

**Mira** Vandal resistant shower fitting

### **Sanitaryware**

#### **Ideal Standard**

WC Profile 21 close coupled pan, cistern and seat

Sandringham 21 48 cm corner basin, pedestal with Ideal Tesi basin mixer tap

The suitability of these items are to be confirmed by the heating/hot water survey and new proposal.