

28/09/22

The Pavillion, Hartford

Proposed renovation of existing pavilion to provide various hub spaces, new kitchen and WC's

This document should be read in accordance with G & S Design Ltd

Drawing No's. 1039 – 01 (rev i)

1. Preliminaries –

- This should include for all necessary measures to safely carry out all works in accordance with the relevant Building Regulations and Health & Safety requirements.
- The works are notifiable under the Construction (Design & Management) Regulations 2015 and therefore the contractor is to allow for liaising with the CDM Coordinator over the development of the construction phase and safety plan.
- It should also include for carrying out the work safely via the existing path and grassed area whilst making every effort to protect the retained surfaces from excessive damage.

2. Demolition –

- This should include for removing raised shower areas and floor made good. This also include tiles to wall of shower area to be removed.
- It should include for removing the existing doors removing all debris from the site.
- It should also include for carefully removing the existing ceiling and carting all debris away from site.
- It should include for removing render from walls and removing debris from the site

3. Floors –

- This should include the removal of non-slip tiles to shower areas and replace with tiles to match existing floor.

4. Blockwork –

- This should include for 100mm solid concrete blockwork to existing windows being removed and blocked up.

5. Steel and Lintels –

- This should include for all Catnic lintels in accordance with drawing details.

6. Roof –

- This should include for a new ceiling with 75mm Kingspan Kooltherm K103 insulation board, ceiling underlined with 87.5mm Kingspan Kooltherm K118 insulated plasterboard. Ceilings formed by fixing 19mm Gyproc Plank and 12.5mm Gyproc FireLine board to achieve 60 minute fire resistance. Joist to be overlaid with 18mm T & G floor boards as specified on drawing.

7. Joinery –

- It should include for the light weight partition wall to create the WC areas as shown.
- Should include 47mm x 195mm joist for new ceiling.
- It should include for supplying and fixing steel security doors with powder coated finish, and PVCu double glazed windows all with toughened glass.
- Architraves to be 75mm x 18mm MDF architraves (chamfered profile).
- It should also include for fitting only of the units, worktop and sink to the kitchen area, supply dealt with under provisional sums.
- This should include for providing and fixing the internal fire doors and frames with smoke seals to the new internal openings and existing where shown. An allowance should be made of £200.00 + vat per door for supply of the new doors, with £80.00 + vat per door for ironmongery including self-closers where necessary.

- This should also include for providing and fixings of Fakro LMF60 Fire Rated loft ladder to maintain 60 minute fire resistance, fixed in accordance with manufactures instructions.

8. Plastering –

- New ceilings to have 15mm British Gypsum Gyproc Fireline board fixed to underside of each truss with skim finish.
- Existing external walls to be lined with 87.5mm Kingspan Kooltherm K118 insulated plasterboard with skim finish. Insulation board screw fixed onto 25mm x 50mm timber battens, battens in turn screw fixed to existing walls all in accordance with drawing detail
- Non-Loadbearing stud walls to receive 15mm Gyproc SoundBloc Rapid and to WC areas 15mm Gyproc SoundBloc Rapid MR.
- External walls of building following existing render removal (described separately) to receive K-rend Silicone Dash Receiver with Silicone K1 applied (colour white) on K Rend UF Base Coat to existing blockwork.

9. Painting –

- *Full decoration to include internal and external decoration of all new surfaces, including walls, ceilings, skirtings and, architraves. Walls and ceilings to receive minimum 2 coats of emulsion. New skirtings architraves and door linings to be primed, undercoated and to receive minimum two coats of gloss.*

10. Electrics –

- This is to include for a full wiring system throughout in accordance with the electrical layout and based on white plastic electrical fittings
- It should include for a Full Automatic fire alarm system to be designed and installed to BS5839
- It should also include the installation of individual Security Alarms to each hub.
- Allow for providing and fixing of Creda Contour Electric panel heaters to kitchen, WC's and zones. 500W to WCs, 2000W to kitchen and zones.
- All lights to be LED batten lights
- Electrical installation to be issued with NICEIC domestic electrical installation certificate upon completion.

11. Ventilation –

- Ventilation to WC's to be provided by Xpelair DX100T to achieve of 6l/s extraction
- Ventilation to kitchen area to be provided by Xpelair SL150 to achieve of 15l/s extraction.
- Ventilation to zones 1, 2 & 3 to be Vent-Axia traditional T series TX7WL wall mounted fan extract/intake fan to achieve 10l/s extraction per person based on 12 people per space.

12. Plumbing & Heating –

- Existing cold water system to be extended into kitchen and WCS with Heatrae Sadia multipoint instantaneous water heater installed in kitchen to provide hot water to both kitchen and WCs.
- Allow for fitting new sanitary ware, in positions shown on drawing (supply dealt with in Provisional Sums).
- Allow for fixing of sink in kitchen area including all hot & cold and waste connections and including washing machine waste connection.

13. Sanitary ware –

- Allow a provisional sum of **£3,000.00 plus VAT** for providing sanitaryware to WCs (fixing dealt with under Plumbing and Heating).

14. Wall Tiles –

- Include a provisional sum of **£500.00 plus VAT** for providing and fixing of wall tiles to create splash backs to kitchen area and WCs. This should also include for creating a tile skirting detail sat over the existing tile floor and lapped up wall minimum 150mm

15. Drainage –

- Include for all necessary excavation, pipework, inspection chambers, backfilling, and concrete encasement to connect to existing foul drainage system.
- Foul drainage to connect to existing foul drainage

16. Contingency –

- Include for contingency sum of **£2,000.00 plus VAT** for extra work that may be ordered in writing by the supervising officer.

The above information is not a detailed schedule of work, although is an indication of items of work that should be included within the construction. The works are to be carried in accordance with the details on the drawings: **1039-01 (rev i)** read in conjunction with the above notes.

Contract

The works are to be undertaken under a JCT Minor Works Building Contract 2016 (MW), incorporating a 5% retention throughout the duration of the project reduced down to 2.5% for the remaining 6 month Rectification Period following completion of the work.