

Alterations and Refurbishment to Existing Sports Pavilion at 353 Reading Road, Henley-on-Thames

For Henley Town Council

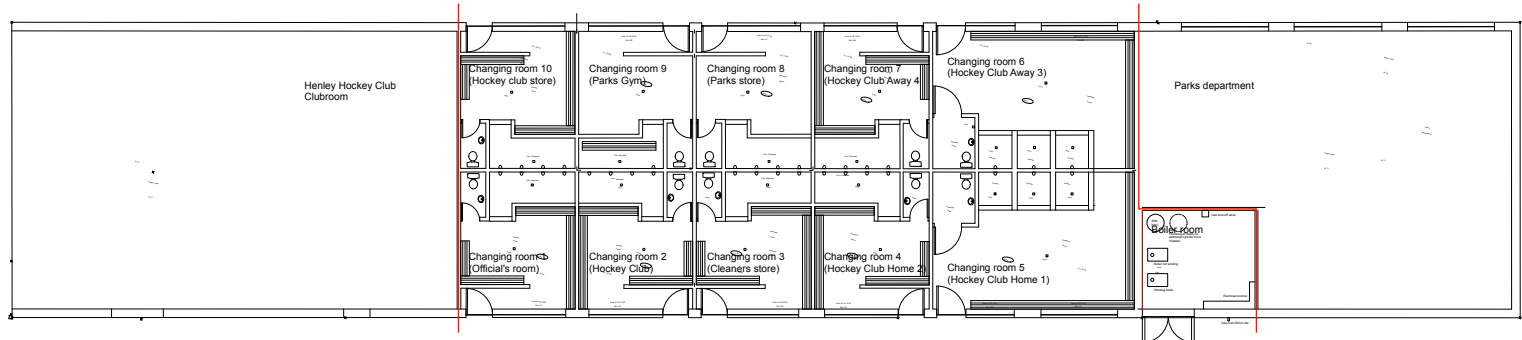
Schedule of Works

Tender Issue

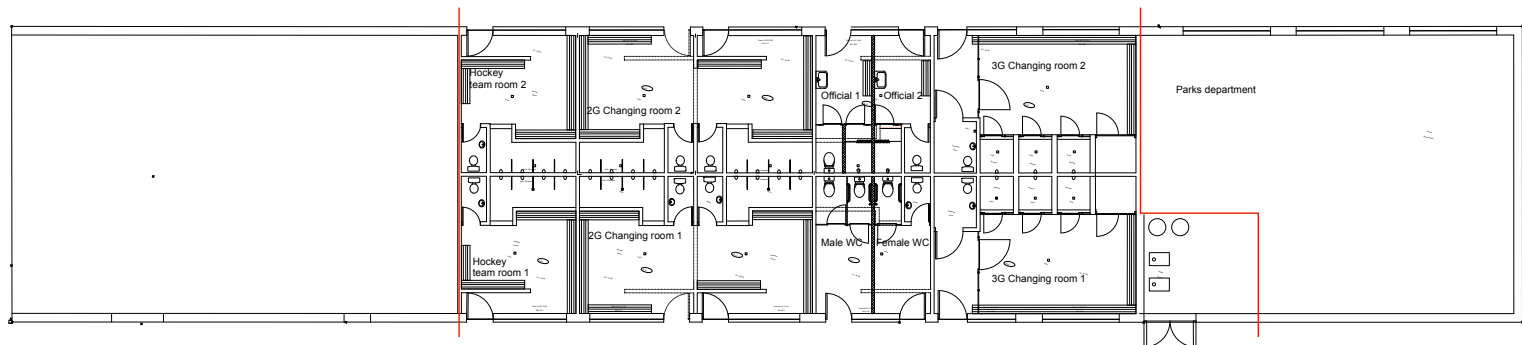
Issue date 28.06.2024
Revision A – 29.06.24



Plan as existing



Plan as proposed



The schedule below sets out the required remedial works room by room referenced to both the proposed named space (first) and the existing (second-named, in brackets).

Hockey Team Room 1 (Changing Room 1)

Floor

- The floor appears to be intact, without damage.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- Crack in finishes adjacent to external door to be made good prior to paint finishes.
- No further apparent damage.
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- No damage found to the tiled areas.

Ceiling

- There is cracking in the ceiling finish within the shower area but the ceiling appears structurally sound. Artex to be patch-repaired as **K10/25**.
- Filler to be used to fill any cracks in artex as **M60/30**.
- Small areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and is stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**
- Code lock set to be fitted to push-plate on external face of door as **P21/26**
- New escutcheon fitted over deadlock to outer and inner face of external door as **P21/48**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete. No work required.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- New privacy screens to communal shower area as **K32/12**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract grilles – cleaned out as **U90/35**

2G Changing room 1 - Part (Changing Room 2)

Floor

- It was not possible to inspect the floor – if damaged areas are found once this room is cleared, contractor to report to Cath Adams to seek advice.
- Where wall is to be removed between CR2 and CR3, the floor is to be patch-repaired in new tiles to match existing as **M40/05**
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- Where door-set is to be removed, carefully set aside and store for re-use in Official 1 room. Close up opening in facing brickwork as **F10/05**. Internal skin of blockwork **F10/37**. Insulation, wall ties and other accessories as **F30**. Internal finish to be cement render **M20/05** and paint finish **M60/17**
- Small hole in finishes adjacent to external door to be filled and made good prior to paint finishes. No further apparent damage.
- Walls between CR2 and CR3, and privacy screen, are to be removed as shown on drawings and all wall finishes made good – blockwork as **F10/37**, with render finish **M20/05** and paint finish as **M60/17**.
- New paint finishes to all un-tiled areas as **M40/10**
- New paint finishes to all un-tiled areas as **M40/10**
- Two new stripes, one in Navy Blue, and one in Amber, each 200mm high, and one directly above the other, to be painted on the walls all around the changing room at a height where the bottom edge of the lower stripe is 200mm above the top of the coat-hook board. Paint at **M40/10**

Walls – tiled areas

- No damage found to the tiled areas.

Ceiling

- Where wall is to be removed between CR2 and CR3, the ceiling is to be patch-repaired in plasterboard with artex finish to match existing as **K10/25**
- There is cracking in the ceiling finish within the shower area but the ceiling appears structurally sound. Artex to be patch-repaired as **K10/25**.
- Filler to be used to fill any cracks in artex as **M60/30**.

- Small areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and is stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches are in good repair and are complete. Two benches will be removed in the proposed scheme. One bench will be relocated to the external wall in this changing room, as shown on the drawings. The other is to be carefully set aside and stored for reuse elsewhere within this scheme.
- The wall hooks in this changing room have been removed. Hooks which are not required from other areas in this scheme will be re-used to replace the wall hooks here.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- New privacy screens to communal shower area as **K32/12**
- WC is missing its seat and cover – new WC seat to be installed here
- There may be an issue with the flushing mechanism – contractor to allow for investigation into flushing mechanism and repair as appropriate.
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**. And the WC needs a jolly good clean.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract fan is not working - refer to **U90/20**
- Extract grilles – cleaned out as **U90/35**

2G Changing room 1 - Part (Changing Room 3/ Cleaner's Store)

Floor

- It was not possible to inspect the floor – if damaged areas are found once this room is cleared, contractor to report to Cath Adams to seek advice.
- Where wall is to be removed between CR2 and CR3, the floor is to be patch-repaired in new tiles to match existing as **M40/05**
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- Crack in finishes adjacent to external door to be made good prior to paint finishes.
- No further apparent damage.
- Wall between CR2 and CR3 is to be removed as shown on drawings and all wall finishes made good – blockwork as **F10/37**, with render finish **M20/05** and paint finish as **M60/17**.
- New paint finishes to all un-tiled areas as **M40/10**
- New paint finishes to all un-tiled areas as **M40/10**.
- Two new stripes, one in Navy Blue, and one in Amber, each 200mm high, and one directly above the other, to be painted on the walls all around the changing room at a height where the bottom edge of the lower stripe is 200mm above the top of the coat-hook board. Paint at **M40/10**

Walls – tiled areas

- No damage found to the tiled areas.

Ceiling

- Where wall is to be removed between CR2 and CR3, the ceiling is to be patch-repaired in plasterboard with artex finish to match existing as **K10/25**
- Water-damaged area at entrance to shower to be repaired. Replace approximately 2m2 plasterboard as **K10/25**
- Areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**
- New keylock to be fitted to external push-plate with handle to inner face as **P21/26**
- New escutcheon fitted over deadlock to outer and inner face of external door as **P21/48**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete. Most of them will be retained in the new scheme as existing. The bench that will be removed is to be carefully set aside and stored for reuse within this scheme.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- New privacy screens to communal shower area as **K32/12**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract grilles – cleaned out as **U90/35**

Male and Female WCs (Changing Room 4)

Floor

- Where the new walls are installed, and where existing walls and kerbs are to be removed, existing tiled finishes are to be patch-repaired in new tiles to match existing as **M40/05**
- The existing floor appears to be intact, without damage.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- Crack in finishes adjacent to external door to be made good prior to paint finishes.
- No further apparent damage.
- New paint finishes to all existing un-tiled areas as **M40/10**
- New walls to receive render finish as **M20/05** and paint finish as **M60/17**
- Where new door is to be inserted, carefully cut out new masonry opening up to window frame above, taking care not to damage window frame which is to remain. Door set is to be re-used from existing CR9. Door ironmongery to be re-used. Further treatment to this door set as “Doors” below

Walls – tiled areas

- Two substantial areas in the shower area where tiling has fallen off. No action required due to proposed alterations in this area. There are no tiled areas in this area.

Ceiling

- Water damage to ceiling over entrance to existing shower. Allow for 2m2 ceiling to be replaced in new plasterboard with artex finish to match existing as **K10/25**.
- Where new walls are built up to ceiling level, ceiling finishes are to be cleaned off and made good
- Areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- New replacement door to existing WC cubicle required to be as **L20/20**. Existing ironmongery to be reused.
- WC door to be painted as **M60/13**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**
- Reused door to Male WC comes from CR9, which has no code lock: New keylock to be fitted to external push-plate with handle to inner face as **P21/26**
- New escutcheon fitted over deadlock to outer and inner face of external door as **P21/48**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- WC cubicle light fittings to be replaced as **V90/45**
- Light fittings to general area of male and female WCs to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete. All benches and coat hooks are to be carefully removed and set aside for re-use elsewhere in the scheme.
- Radiators – one new radiator each to Male and Female WCs respectively as **T90/61**
- Hand dryers – One new hand-dryer to be installed on wall opposite WHB in Male WC. In Female WC, existing hand-dryer to be removed from WC cubicle and re-used in position on opposite wall to WHB.
- One new mirror, and one existing mirror in this changing room to be reused – each to be mounted above the WHB as **N10/75**
- Toilet roll holder, one per new WC **N10/36**
- Soap dispenser, one per new WHB **N10/35**

Sanitaryware Fittings

- New WCs as **N13/12**
- New WHBs as **N13/30**
- New cubicle doors and partitions as **K32/10**
- New ambulant disabled grab-rail set to ambulant disabled WC and additional grab rails adjacent to WHB to both Male and Female WCs as **N10/40**
- Existing shower pipework and fittings are to be carefully removed and set aside for reuse elsewhere.
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower fittings and pipework are to be carefully removed and set aside for re-use elsewhere in this project.
- Once removed, shower heads are to be treated with an acid-based limescale remover to ensure each shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework and new services pipework, including radiator flow and return pipework, to be redecorated as **M60/19**
- Extract grilles – cleaned out as **U90/35**
- New extracts installed one per room as **U90/38**

3G Changing Room 1 (Changing Room 5)

Floor

- The floor appears to be intact, without damage.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for all shower cubicles.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- No apparent damage.
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- Areas of patch repair tiling to match existing tiling required to high-level in one of the three shower cubicles as **M40/06**

Ceiling

- The ceiling appears to be in reasonable order.
- Small areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external doors to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External doors internal face to be redecorated as **M60/12**
- External doors external face to be decorated as **M60/14**

Windows

- One pane of glass is broken – to be replaced in single-glazed Georgian-wired glass as **L40**
- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete.
- Bench closest to new cleaner's cupboard to be cut down and support modified to suit abutment of cleaner's cupboard.
- One new wall hook per shower cubicle to be mounted on cubicle partition furthest away from shower head for towel hanging. **P21/50**
- Wall-mounted white-board (if the Hockey Club have not removed it already) is to be carefully taken down and stored for re-use by the Hockey Club.

Sanitaryware Fittings

- New DDA-compliant grab-rail and hinged rail set to be installed in this disabled WC as **N13/41**
- New privacy screen and door at entrance to changing room as **K32/10**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract fan is not working - refer to **U90/20**
- Extract grilles – cleaned out as **U90/35**
- There appears to be a leaking services pipe in the attic above the cubicle adj WC. The source could not be found, and there is no evidence of water leakage. Contractor to investigate leak and repair services pipe in attic above this changing room.
- New H&C water feed into cleaner's cupboard, connected through adjacent shower cubicle wall to H&C taps installed at 500mm high above cubicle floor level within shower cubicle for cleaner's use. Taps **N13/35**

New joinery

- New cleaner's cupboard – New lightweight plaster-boarded partitions above end shower cubicle wall and new doors to ceiling level – stds as **G20/10**, plasterboard lining as **K10/15**. New outward-opening double doors as **L20/20** to be a-symmetric, with one door sized to suit adjacent bench and fixed shut. Remaining door to have ironmongery as **P21**. New architraves to doors as **P20/10**. Paint finishes to new doors and architrave **M60/13**. Paint finishes to new walls **M60/17**. Interior shelving plyboard as **G20/16** on timber structure **G20/10**

3G Changing Room 2 (Changing Room 6)

Floor

- Damaged kerb tile to front edge of upstand to shower cubicle closest to WC – to be carefully removed and replaced with new kerb tile to match existing.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for all shower cubicles.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- No apparent damage.
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- Tiled areas all appear to be sound.

Ceiling

- The ceiling appears to be in reasonable order.
- Small areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete.
- Bench closest to new cleaner's cupboard to be cut down and support modified to suit abutment of cleaner's cupboard.
- One new wall hook per shower cubicle to be mounted on cubicle partition furthest away from shower head for towel hanging. **P21/50**

Sanitaryware Fittings

- New DDA-compliant grab-rail and hinged rail set to be installed in this disabled WC as **N13/41**
- New privacy screen and door at entrance to changing room as **K32/10**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.

- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract fan is not working - refer to **U90/20**
- Extract grilles – cleaned out as **U90/35**
- New H&C water feed into cleaner's cupboard, connected through adjacent shower cubicle wall to H&C taps installed at 500mm high above cubicle floor level within shower cubicle for cleaner's use. Taps **N13/35**

New joinery

- New cleaner's cupboard – New lightweight plaster-boarded partitions above end shower cubicle wall and new doors to ceiling level – stds as **G20/10**, plasterboard lining as **K10/15**. New outward-opening double doors as **L20/20** to be a-symmetric, with one door sized to suit adjacent bench and fixed shut. Remaining door to have ironmongery as **P21**. New architraves to doors as **P20/10**. Paint finishes to new doors and architrave **M60/13**. Paint finishes to new walls **M60/17**. Interior shelving plyboard as **G20/16** on timber structure **G20/10**

Official 1 and Official 2 rooms (Changing Room 7)

Floor

- Where the new walls are installed, and where existing walls and kerbs are to be removed, existing tiled finishes are to be patch-repaired in new tiles to match existing as **M40/05**
- The existing floor appears to be intact, without damage.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- New paint finishes to all existing un-tiled areas as **M40/10**
- New walls to receive render finish as **M20/05** and paint finish as **M60/17**
- Where new door is to be inserted, carefully cut out new masonry opening up to window frame above, taking care not to damage window frame which is to remain. Door set is to be re-used from existing CR2. Door ironmongery to be re-used. Further treatment to this door set as "Doors" below

Walls – tiled areas

- Tiling appears to be sound.

- New shower cubicles to be fully tiled in tiles to match existing **M40/06**

Ceiling

- Ceiling appears to be in good condition.
- Where new walls are built up to ceiling level, ceiling finishes are to be cleaned off and made good
- Any areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be painted as **M60/13**
- Weatherboard to external doors to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External doors internal face to be redecorated as **M60/12**
- External doors external face to be decorated as **M60/14**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- WC cubicle light fittings to be replaced as **V90/45**
- Light fittings to general area of male and female WCs to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete. All benches and coat hooks are to be carefully removed and set aside for re-use elsewhere in the scheme.
- Radiators – one new radiator each to Official 1 Official 2 rooms respectively as **T90/61**
- Hand dryers – One new hand-dryer to be installed close to new WHB in Official 1 room. Official 2 room has existing hand-dryer in WC cubicle which can remain as existing.
- One new mirror, and one existing mirror in this changing room to be reused – each to be mounted above the WHB as **N10/75**
- Toilet roll holder, one per new WC **N10/36**
- Soap dispenser, one per new WHB **N10/35**

Sanitaryware Fittings

- New WCs as **N13/12**
- New WHBs as **N13/30**
- Shower fittings and pipework are to be used from those salvaged elsewhere.
- New cubicle doors and partitions as **K32/10**

- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower fittings and pipework are to be carefully removed and set aside for re-use elsewhere in this project.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework and new services pipework, including radiator flow and return pipework, to be redecorated as **M60/19**
- Extract fan is not working - refer to **U90/20**
- Extract grilles – cleaned out as **U90/35**
- New extracts installed one per room as **U90/38**

2G Changing room 2 - Part (Changing Room 8 / Parks Store)

Floor

- Floor appears to be intact.
- Where wall is to be removed between CR8 and CR9, the floor is to be patch-repaired in new tiles to match existing as **M40/05**
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.

Walls – un-tiled areas

- Crack in finishes adjacent to external door to be made good prior to paint finishes.
- No further apparent damage.
- Wall between CR8 and CR9 is to be removed as shown on drawings and all wall finishes made good – blockwork as **F10/37**, with render finish **M20/05** and paint finish as **M60/17**.
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- No damage found to the tiled areas.

Ceiling

- Where wall is to be removed between CR2 and CR3, the ceiling is to be patch-repaired in plasterboard with artex finish to match existing as **K10/25**
- Water-damaged area to be repaired. Replace approximately 5m2 plasterboard as **K10/25**
- Areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and is stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**
- New keylock to be fitted to external push-plate with handle to inner face as **P21/26**
- New escutcheon fitted over deadlock to outer and inner face of external door as **P21/48**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and all but one line of wall hooks have been removed. These are to be replaced from those set aside from elsewhere. Note that there is one bench less in the new changing room (part) than there would have been in the original changing room.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- New privacy screens to communal shower area as **K32/12**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract grilles – cleaned out as **U90/35**
- Extract fan is not working - refer to **U90/20**

2G Changing room 2 - Part (Changing room 9/Parks Gym)

Floor

- Floor appears to be intact.
- Where wall is to be removed between CR8 and CR9, the floor is to be patch-repaired in new tiles to match existing as **M40/05**
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- Where door-set is to be removed, carefully set aside and store for re-use in Male WC. Close up opening in facing brickwork as **F10/05**. Internal skin of blockwork **F10/37**. Insulation, wall ties and other accessories as **F30**. Internal finish to be cement render **M20/05** and paint finish **M60/17**
- Walls between CR8 and CR9, and privacy screen, are to be removed as shown on drawings and all wall finishes made good – blockwork as **F10/37**, with render finish **M20/05** and paint finish as **M60/17**.
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- Areas of patch repair tiling to match existing tiling required to high-level in shower area as **M40/06**

Ceiling

- Where wall is to be removed between CR8 and CR9, the ceiling is to be patch-repaired in plasterboard with artex finish to match existing as **K10/25**
- Water-damaged area over shower to be repaired. Replace approximately 2m2 plasterboard as **K10/25**
- Areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and is stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All original benches and hooks have been removed (there is one loose bench in the shower area which can be reinstalled). Benches and hooks to this part of the new changing room are to be re-used from those set aside from elsewhere.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- Three of the original showers have been removed. Shower fittings to be replaced from those set aside from elsewhere.
- New privacy screens to communal shower area as **K32/12**
- WC is missing its seat and cover – new WC seat to be installed here
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract fan is not working - refer to **U90/20**
- Extract grilles – cleaned out as **U90/35**

Hockey Team Room 2 (Changing Room 10)

Floor

- It was not possible to inspect the floor – if damaged areas are found once this room is cleared, contractor to report to Cath Adams to seek advice.
- On completion of works, any areas marked with limescale are to be treated with acid cleaner suitable for the existing tiles surfaces. Allow for whole shower area.
- On completion of works, whole floor to be steam cleaned and local areas treated with acid cleaner, all as **M40/04**

Walls – un-tiled areas

- No apparent damage, but if, once the space is cleared, damage is found, report to Cath Adams for advice
- New paint finishes to all un-tiled areas as **M40/10**

Walls – tiled areas

- Only part of the tiled areas could be examined. No damage found to the areas visible. However, if once this room is cleared, any areas where tiling has fallen off to be patch-repaired in tiles to match existing as **M40/06**

Ceiling

- There is cracking in the ceiling finish over the shower area but the ceiling appears structurally sound. Filler to be used to fill cracks in artex as **M60/30**.
- Areas of mould discolouration to be treated with a suitable bleaching product which has been manufactured for this purpose, and in stain retardant as **M60/10**
- Paint finishes to whole ceiling as **M60/10**

Doors

- WC door to be repainted as **M60/12**
- Weatherboard to external door to be replaced in hardwood as **P20/21** and painted as **M60/15**
- External door internal face to be redecorated as **M60/12**
- External door external face to be decorated as **M60/14**
- New keylock to be fitted to external push-plate with handle to inner face as **P21/26**
- New escutcheon fitted over deadlock to outer and inner face of external door as **P21/48**

Windows

- Internal frames redecorated as **M60/12**
- External face of window frames to be redecorated as **M60/14**

Lights

- All fittings will be replaced in locations to suit existing cable positions.
- Shower light fittings to be replaced as **V90/45**
- WC cubicle light fitting to be replaced as **V90/45**
- Light fittings to changing rooms to be replaced as **V90/46**
- Emergency light fitting to be replaced as **V90/47**

General Fittings

- All existing benches and hooks are in good repair and are complete. they will be retained in the new scheme as existing. No work required.
- Four new wall hooks to be mounted on one side at entrance to showers on tiled surface (can be close together, as close to entrance to showers as possible to keep them away from water spray) for towel hanging. **P21/50**

Sanitaryware Fittings

- New privacy screens to communal shower area as **K32/12**
- Sanitaryware fittings are to be steam cleaned to remove ingrained dirt, and locally treated with an acid limescale remover, all as **N13/10**.
- Shower heads are to be treated with an acid-based limescale remover to ensure shower head is free from built-up limescale deposits and water free-flowing to all spray nozzles as **N13/10**

Services

- Existing painted services pipework, including radiator pipes, to be redecorated as **M60/19**
- Extract grilles – cleaned out as **U90/35**

Boiler Room

- Refer to **T90** for heating system and S90/14 for **HW supply**
- Hot water provision – new 300L HWC as _____ to be installed to existing pipework which already anticipates this additional HW supply.
- Boilers – two new boilers were installed two years ago – original specification is: “ *Supply and install on their existing bases 2 no Worcester Greenstar FS30 CDI gas fired, fulling condensing boilers, each boiler has a rated output of 30 KWs, are electrically operated, thermostatically controlled and fitted within a white stove enamel casing, each boiler would be complete with a ¾” polythene condense drain terminating in a suitable position Installation of manufacturer’s concentric balanced flue assembly and associated works. Supply and install 2 x Grundfos Magna circulating pumps to provide shunt facility, each pump would be fitted to enable them to be serviced without draining down the system. Central heating filter - Supply and install 1 x Worcester filter and chemical pack to each boiler* ”
- Both boilers were plumbed so that either could provide the heating for all changing rooms, as required.
- One of these boilers is working properly and currently serves five of the changing rooms.
- The other boiler does not work currently. The original installer has retired.
- Following the dis-use of 5 of the changing rooms (or used for non-changing uses) and following the breakdown of one of the boilers, services pipes, which all run through the roof of the pavilion, have been physical disconnected and capped off so that the remaining boiler is only connected to the heating systems of five changing rooms.
- Contractor to price to repair the existing broken boiler, and as an extra-over, provide the cost of a full replacement with a new replacement boiler.
- Contractor to price for the reconnection of all services pipework to enable heating supply to all of the changing rooms.

External works

- Repair to soffit boarding outside changing room Hockey Team Room 2/CR10 – **G20/15**

- Existing gate located adjacent to CR7 to be taken down and set aside for reuse. New fence to be erected adj CR10 **Q40**/20 and existing gate re-used as shown on drawing.