

**SCHEDULE OF WORKS
FOR REBUILDING WORKS**

AT

**HARWORTH & BIRCOTES TOWN HALL,
SCROOBY ROAD, BIRCOTES, DN11 8JP**

18 JULY 2018

Sherwood Surveyors & Property Consultants Ltd is a company registered in England and Wales. Registered number: 7478567
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CONTENTS

1.1	Enabling and Demolitions
1.2	Site Wide Building Works
1.3	External Builders Works
1.4	Internal Building Works
1.5	Mechanical Works
1.6	Electrical Works
1.7	Directly employed contractors
1.8	Works to Creche and adjoining rooms [Store, Kitchen area, Children's WC, WC, Lobby, Office and Main Kitchen]
Appendix A	Structural Engineers Method Statement in connection with temporary support structure for the roof
Appendix B	Structural Engineers specifications for new retaining wall structure
Appendix C	Structural Engineers specifications for new expansion joints to floors and lintels
Appendix D	K Rend (02828 260766) Specification for new render system – Silicone Thin Coat – Colour: Pure White
Appendix E	Kawneer's approved contractor list [windows and doors]

1.1	ENABLING AND DEMOLITION		
1.1.1	No graphics, signboards or posters, internal or external will be permitted other than essential H&SE notices.		
1.1.2	The contractor is advised that the pavement outside of the premises is used by the public and the nearby public car park is heavily trafficked. Precautions must be taken to ensure that the public are protected from the works at all times.		
1.1.3	The contractor shall allow for suitable and adequate temporary protection of all retained building elements, contents and services. Any damage resulting from the works is to be made good at no extra cost to the contract.		
1.1.4	The contractor shall protect drains and fittings still in use and keep them free of debris at all times. The contractor shall also make good any damage arising from demolition work and shall leave the site clean and in full working order at the completion of each shift.		
1.1.5	The contractor shall allow for all builders works, repairs and making good of ceilings, walls, floors and the like following alteration to all electrical and mechanical installations.		
1.1.6	The contractor shall allow for ordering, organising, taking delivery, unloading and safe storage of all materials to be used in the works. The only exception are those materials that are to be ordered by the Employer [refer to the relevant sections of this document].		
1.1.7	<p>The contractor shall allow for full liaison with the Approved Inspector [Building Control] who is JHAI Ltd. The contractor shall be responsible for providing notification to JHAI Ltd prior to the following stages of the works:</p> <ul style="list-style-type: none"> – Commencement of work on site – Drain runs, before backfilling – Drain runs, after covering and with a water or air test applied – Timbers for roof supports, as appropriate – Excavation of foundations – Installation of insulation [floors, walls and ceilings] – The occupation of the new work, or part of it – The completion of the work, contractor shall ensure they obtain the 'Building Control Completion Certificate' prior to the penultimate payment by the Employer. 		
	Carried to collection	£	p

1.1.8	<p>The scope of ripping out will be all that is necessary to achieve the works and any absence of reference in the following schedule shall not deem it to be excluded.</p> <p>The general scope of ripping out will be as outlined in this schedule of works. The contractor is responsible for ensuring that all aspects of the demolition works can be achieved. For clarity the contractor shall also be required to break up and remove from site all existing construction elements as shown on the Tender Drawings. Examples include:</p> <ul style="list-style-type: none"> • The external walls, including bund wall to the Conference Room. • The floor construction, including where in connection with the new expansion joints and retaining wall works. • The windows and door to the Office. • All affected areas in connection with the above. For example: disturbed tarmacadam, kerb edgings and the like. <p>The contractor shall allow for making good to all areas in material to match the existing.</p>		
1.1.9	Ripping out is deemed to include for all necessary temporary works, handling and safe disposal of waste materials unless stated. Disposal of waste is to be in strict accordance with LA regulations and by-laws.		
1.1.10	In all cases allow for suitable protection to all remaining retained finishes during the works.		
1.1.11	In all cases allow for any making good to the external paths, car park, roads, walls, floors and ceiling surfaces.		
1.1.12	Preparation of new décor – Where new wall finishes are required, the existing surface is to be prepared in accordance with the recommended procedures determined by the respective manufacturer of the new surface finishes specified.		
1.1.13	The contractor will be fully responsible for arranging for temporary water and electrical supplies during the duration of the contract.		
	Carried to collection	£	p

1.2	SITE WIDE BUILDING WORKS		
1.2.1	<p>Protection</p> <p>The contractor shall allow for protecting all of the external areas, including providing temporary boarding to the base of skips, stored materials [for example: pallets of blocks]. The contractor shall allow for temporary metal fencing [heras or similar] to ensure that at no time during the works, unauthorised persons are able to gain access to the temporary compound, the works, stored materials or the like.</p>		
1.2.2	<p>Clean</p> <p>On completion of the works and prior to handover of the site to the Employer, the contractor shall allow to undertake a thorough clean of the external areas.</p>		
	Carried to collection	£	p

1.2.3	<p>Ramp Adjacent to Conference Room</p> <p>In order to provide access to demolish and re-build the right [western] elevation external wall of the Conference Room and Band Store, the contractor shall break out as necessary as much of the existing ramp surfacing and sub base as necessary to a depth that will allow access to safely undertake the works. This includes the top section of concrete finish to the head of the ramp. The same shall be removed from site.</p> <p>The contractor shall provide appropriate temporary support to the excavation and also the retained structure of the ramp.</p> <p>On completion of the re-building works of the right [western] elevation external wall of the Conference Room and Band Store, the contractor shall re-instate the ramp to the same level and finish. As part of this process, the contractor shall ensure that the construction comprises:</p> <ul style="list-style-type: none"> • Sub-base of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 150mm layers. Hardcore to be used to fill all new sub base above level of external car park. The sub-base shall have the same longitudinal gradient and cross-fall as the finished levels. • Sub base blinded with 25mm of clean sand. • Concrete wearing course 130mm thick. Concrete to be C30/PAV 1/ST3 and to include air entrainment additive to protect surface from freeze-thaw. The concrete surface is to be finished in pattern to match existing in order to provide a non-slip finish. Concrete to be steel dowel fixed into existing concrete [16mm steel dowels at 300mm centres]. The reinstated section of concrete shall be cut and finished in a straight line which shall be parallel to the face of the new wall. • Visqueen High Performance Damp Proof Membrane 500um [Colour yellow] to be installed to junction of external face of new and existing walls and new hardcore and concrete ramp. The membrane to have 300mm laps at joints with all joints taped with 100mm wide double sided Visqueen tape. <p>CARE TO BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT DAMAGED ON SITE.</p> <p>The finished level of the ramp concrete shall be finished flush with the existing [reinstated] level of the tarmacadam to the base of the ramp.</p>		
	Carried to collection	£	p

1.2.4	<p>Ramp adjacent to Main Entrance</p> <p>In order to provide access to demolish and re-build the front [northern] elevation external wall of the Cleaners Store, the contractor shall break out as necessary as much of the existing ramp surfacing and sub base as necessary to a depth that will allow access to safely undertake the works. The same shall be removed from site.</p> <p>The contractor shall provide appropriate temporary support to the excavation and also the retained structure of the ramp.</p> <p>On completion of the re-building works of the front [northern] elevation external wall of the Cleaners Store, the contractor shall re-instate the ramp to the same level and finish. As part of this process, the contractor shall ensure that the construction comprises:</p> <ul style="list-style-type: none"> • Sub-base of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 150mm layers. Hardcore to be used to fill all new sub base above level of external car park. The sub-base shall have the same longitudinal gradient and cross-fall as the finished levels. • Sub base blinded with 25mm of clean sand. • Concrete wearing course 130mm thick. Concrete to be C30/PAV 1/ST3 and to include air entrainment additive to protect surface from freeze-thaw. The concrete surface is to be finished in pattern to match existing in order to provide a non-slip finish. Concrete to be steel dowel fixed into existing concrete [16mm steel dowels at 300mm centres]. The reinstated section of concrete shall be cut and finished in a straight line which shall be parallel to the face of the new wall. • Visqueen High Performance Damp Proof Membrane 500um [Colour yellow] to be installed to junction of external face of new and existing walls and new hardcore and concrete ramp. The membrane to have 300mm laps at joints with all joints taped with 100mm wide double sided Visqueen tape. <p>CARE TO BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT DAMAGED ON SITE.</p> <p>The finished level of the ramp concrete shall be finished flush with the existing [reinstated] level of the tarmacadam to the base of the ramp and the retained concrete within the ramp.</p>		
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1.2.5	<p>External Lobby to Main Entrance</p> <p>In order to provide access to demolish and re-build the right [western] elevation external wall of the Office, the contractor shall remove all of the existing surface tiles and break out as necessary as much of the existing concrete and sub base to a depth that will allow access to safely undertake the works. The same shall be removed from site. The contractor shall provide appropriate temporary support to the excavation and also the retained adjoining structures. For example: low level wall and retained ground to ensure that public access is maintained to the building at all times.</p> <p>The contractor shall allow to remove and re-fix all of the adjoining fixtures and fittings to ensure that there is free access available to re-build the external wall. Examples include: sign board, metal gate [including metal plate and tracks] and glazed PVC-U screen.</p> <p>On completion of the re-building works of the right [western] elevation external wall of the Office, the contractor shall re-instate the lobby floor construction to the same level. As part of this process, the contractor shall ensure that the construction comprises:</p> <ul style="list-style-type: none"> • Sub-base of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 150mm layers. Hardcore to be used to fill above level of external car park. The sub-base shall have the same longitudinal gradient and cross-fall as the finished levels. NB: This provides a 7mm fall away from the entrance doors. • Sub base blinded with 25mm of clean sand. • Concrete wearing course 130mm thick. Concrete to be C30/PAV 1/ST3 and to include air entrainment additive to protect surface from freeze-thaw. Concrete to be steel dowel fixed into existing concrete [16mm steel dowels at 300mm centres]. The reinstated section of concrete shall be cut and finished in a straight line which shall be parallel to the face of the new wall. • External floor tiles to match existing. Allow here for labour and preparation of the surface ready for the laying of the new tiles. • Allow here for a Provisional Sum in the total of £500 for the supply only of the new floor tiles. • Visqueen High Performance Damp Proof Membrane 500um [Colour yellow] to be installed to junction of external face of new and existing walls and new hardcore and concrete floor finish. The membrane to have 300mm laps at joints with all joints taped with 100mm wide double sided Visqueen tape. <p>CARE TO BE TAKEN TO ENSURE THAT THE MEMBRANE IS NOT DAMAGED ON SITE.</p> <p>The finished tiled level of the lobby shall be to the same level as the existing construction. The new tiles will not be spot bedded, but will be laid in accordance with the manufacturer's instructions.</p> <p>The contractor shall ensure that a full height temporary timber sheet hoarding [including appropriate bracing and supports] is installed to ensure that the public are protected against the works.</p>		
	Carried to collection	£	p

1.2.6	<p>Hardstandings</p> <p>Concrete paths</p> <p>In order to provide access to demolish and re-build the left [eastern] elevation external wall of the Office, the contractor shall break out the existing adjoining concrete footpath as necessary to allow the new wall to be re-built. The sub base shall also be excavated to a depth that will allow access to safely undertake the works. The same shall be removed from site.</p> <p>The contractor shall provide appropriate temporary support to the excavation and also the retained adjoining structures to ensure that public access is maintained to the adjoining areas at all times.</p> <p>On completion of the re-building works of the left [eastern] elevation external wall of the Office, the contractor shall re-instate the concrete path construction to the same level. As part of this process, the contractor shall ensure that the construction comprises:</p> <ul style="list-style-type: none"> • Sub-base of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 150mm layers. The sub-base shall have the same longitudinal gradient and cross-fall as the finished levels. • Sub base blinded with 25mm of clean sand. • Concrete wearing course 130mm thick. Concrete to be C30/PAV 1/ST3 and to include air entrainment additive to protect surface from freeze-thaw. Finish to be trowelled to match existing. Concrete to be steel dowel fixed into existing concrete [16mm steel dowels at 300mm centres]. <p>The reinstated section of concrete shall be cut and finished in a straight line which shall be parallel to the face of the new wall.</p> <p>The finished level of the path shall be to the same level as the existing construction which allows for suitable natural drainage [Not exceeding 1:60 gradient] to ensure that surface water is disposed off away from the face of the building.</p>		
	Carried to collection	£	p

1.2.7	<p>Macadam surface</p> <p>In order to provide access to demolish and re-build the front [northern] elevation external wall of the Office, Conference Room and Cleaners Store, the contractor shall break out to a clean cut line the existing adjoining tarmacadam to a distance as necessary beyond the line of the existing wall. The sub base shall also be excavated to a depth that will allow access to safely undertake the works. The same shall be removed from site.</p> <p>The contractor shall provide appropriate temporary support to the excavation and also the retained adjoining structures to ensure that public access is maintained to the adjoining areas at all times.</p> <p>NB: THIS SUPPORT WILL NEED TO BE SUITABLY DESIGNED TO PREVENT COLLAPSE OF THE EXCAVATION FROM LOADS APPLIED BY ADJOINING VEHICLES.</p> <p>On completion of the re-building works of the front [northern] elevation external wall of the Office, Conference Room and Cleaners Store, the contractor shall re-instate the tarmacadam surface to the same level. As part of this process, the contractor shall ensure that the construction comprises:</p> <ul style="list-style-type: none"> • Sub base – 325mm thick Granular sub-base material Type 1 to clause 803 Table 8/2 MCHW1 Series 800. The sub base shall be mechanically consolidated in layers not exceeding 225mm. • Base [Road base] – 100mm thick Dense Bituminous Macadam [100/150 Pen paving grade bitumen] with crushed rock aggregate to BS 4987 [Group one mix]. • Binder course [Base course] – 60mm thick Dense Bituminous Macadam [100/150 Pen paving grade bitumen] with crushed rock aggregate to BS 4987 [Group two mix]. • Surface course [Wearing course] – 30mm thick Dense Bituminous Macadam [100/150 Pen paving grade bitumen] with crushed rock aggregate to BS 4987 [Group three mix]. <p>Bond and tack cost shall be provided for bituminous mixtures in accordance with BS4987-2 or BS595-2.</p> <p>NB: The sub base shall have the same longitudinal gradient and cross-fall as the finished levels in order to provide suitable natural drainage to ensure that surface water is disposed off to the existing drains in the road and car park. The contractor shall ensure that a level surface is provided 1500mm x width of ramp to the base of each ramp.</p> <p>NB: Limestone aggregate will not be permitted in any surface course.</p> <p>The reinstated section of tarmacadam shall be cut and finished in a straight line which shall be:</p> <ul style="list-style-type: none"> • Parallel to the face of the new wall. • Extend the full length of the front external wall. 		
	Carried to collection	£	p

1.2.8	<p>Precast concrete kerb edgings</p> <p>Where affected in connection with the requirement to excavate the external areas to provide access for the re-building of the external walls, the contractor shall allow to remove the existing and supply and lay new precast concrete kerb edgings. The new edgings shall match the removed edgings and shall be bed on a minimum 125mm deep concrete base with 125mm haunching to both front and rear.</p>		
1.2.9	<p>Thermoplastic lining and lettering</p> <p>The contractor shall ensure that the existing thermoplastic lining and lettering is protected at all times. The contractor shall be responsible for reinstating the same [in full] if it is damaged during the works.</p> <p>The main areas at risk of disturbance are in the car park where the materials are going to be stored and the 'NO PARKING' to the front elevation of the Conference Room external wall.</p>		
1.2.10	<p>Flag pole</p> <p>The contractor shall allow to provide permanent support to the flagpole located to the front elevation of the building.</p>		
1.2.11	<p>Heras fencing</p> <p>The contractor shall supply and install new temporary Heras fencing in order to:</p> <ul style="list-style-type: none"> Secure the full perimeter of the compound where the site cabin is to be installed and where the materials are to be stored. See Pre-Construction Information Pack for location. Fence off the external works and prevent unauthorised access by members of the public. <p>Where the fencing panels are to be used to protect the public from the adjoining works, the contractor shall allow for covering the panels with some form of toughened protective film to prevent passage of dust, shards of cut masonry and the like escaping the working area. The panels will also need to be appropriately braced [in addition to the weighted base supports] to prevent the wind blowing them over.</p> <p>The contractor shall allow for all support posts, beddings, fixings and the like in accordance with the manufacturers recommendations.</p>		
1.2.12	<p>Below Ground Drainage</p> <p>Provision of information</p> <p>The location of the existing underground drainage is shown on the drawing No. 0317-1011 in the Pre-Construction Information Pack.</p>		
	Carried to collection	£	p

1.2.13	<p>Temporary support</p> <p>The contractor shall allow for providing temporary support to the existing drainage in order that the surface water and waste water drains are allowed to flow unhindered throughout the duration of the works.</p>		
1.2.14	<p>Reinstatement of drainage</p> <p>The contractor shall allow to reinstate all affected underground drainage. These works will depend upon whether excavation works will be required. Allow for:</p> <ul style="list-style-type: none"> Removal, and reinstatement of 1 No. existing Back Inlet Gulley [BIG] in new concrete - Location to right [western] external wall of the Office. Installation of 2 No new BIGs in new concrete – Locations to front [northern] elevation of Office wall and left [eastern] elevation of Office wall. Supporting all underground drainage pipework on 100mm deep granular material complying with BS EN13242. The same pipes shall then be surrounded to a thickness of 100mm all around with 10mm pea gravel. Lintels within the new substructure walls and allowance for differential movement, thermal movement and maintenance. The contractor shall allow for this by allowing 50mm clearance all around, <p>NB: Special protection may be required where the pipes are near the ground surface and may be at risk of damage by traffic load from above. The contractor shall allow for assessing this on site with the CA.</p> <p>The contractor shall price this item and if the works are not found to be required, the costs will be omitted as a Contract Instruction.</p>		
1.2.15	<p>CCTV Survey</p> <p>The contractor shall allow for appointing a CCTV Survey of all drains affected by the works. The contractor shall provide a copy of the CCTV Report to the CA prior to completing the surfacing. The report shall include a site plan which highlights each drainage run and a separate page for each drainage run. Each separate page shall report on the following:</p> <ul style="list-style-type: none"> Use of pipe [For example: Foul/Surface] Total length Pipe size Pipe material Observations of any defects [For example: open joints, debris, retention of water]. This shall clearly show the location in meters along the length of the pipe from the access point. <p>If any defects are identified, the contractor will be responsible for rectifying the same prior to completing the surfacing of the adjoining areas.</p> <p>The contractor shall price this item and if the drainage reinstatement works are not found to be required, the costs will be omitted as a Contract Instruction.</p>		
	Carried to collection	£	p

1.2.16	<p>Above Ground Drainage</p> <p>Temporary support</p> <p>The contractor shall allow for providing temporary support to the existing drainage in order that the surface water and waste water drains are allowed to flow unhindered throughout the duration of the works.</p>		
1.2.17	<p>Reinstatement of drainage [including rainwater pipes]</p> <p>In connection with the demolition and re-building of the external walls, the contractor shall allow for the replacement of the 3 No affected rainwater pipes. The contractor shall allow for new brackets, bends, outlets etc in order to connect them between the existing gutters and the BIGS.</p> <p>Following the installation of the new pipes, the contractor shall test the same with hose pipe to prove to the CA that they are water tight and free from defect.</p> <p>At all times the contractor shall ensure that rainwater from the roofs has drainage provision and does not run out of the outlets onto the works or the public accessed areas.</p>		
	Carried to collection	£	p

1.3	EXTERNAL BUILDING WORKS		
1.3.1	<p>Protection</p> <p>The contractor shall allow for protecting all of the external areas not affected by the works; for example, balustrades, panels and handrails to the ramps.</p> <p>The contractor shall also allow for protecting the external envelope to ensure that rainwater does not enter the building when the works are being undertaken.</p>		
1.3.2	<p>Clean</p> <p>On completion of the works and prior to handover of the site to the client, the contractor shall allow to undertake a thorough clean of the external areas of the building; including brickwork, windows, doors, soffits, fascias, barge boards and the like.</p>		
1.3.3	<p>Existing Roof Construction</p> <p>Structure [Truss rafters]</p> <p>The existing truss rafter roofs are to be retained and are to be temporarily supported while the external walls are re-built. The Structural Engineer has designed a temporary structure [see Appendix A] and the erection and dismantling of this is referred to in the Engineer's Method Statement [see Appendix A]. The contractor shall allow for complying with the Structural Engineer's instructions and for erecting, moving [as required], dismantling and disposing of the structure.</p> <p>The contractor shall allow for full liaison with the Structural Engineer if he has any questions regarding the temporary support.</p> <p>NB: Under no circumstances should the contractor amend or deviate from the instructions provided by the Structural Engineer.</p> <p>The contractor shall allow for inspecting the truss rafters and reporting back to the Structural Engineer any evidence of defect. For example: split timber, failure of nail plates, missing bracing and the like.</p> <p>The contractor shall allow for fixing the existing trussed rafters to the new wall plates with new truss clips.</p>		
	Carried to collection	£	p

1.3.4	<p>Structure [Other]</p> <p>The contractor shall allow for new sw timber wall plates to the head of the re-built external walls in order to enable the fixing of the truss rafters [Refer to Structural Engineers Specification]. The wall plate shall be of the appropriate grade and size to support the imposed loads. The wall plate shall be pre-treated with preservative to comply with NHBC Table 1 – Appendix 2.3-A [BS8417].</p> <p>The wall plates shall be bedded to line and level using galvanised steel holding down straps [minimal cross section dimension of 30mm x 5mm] to hold them down [see below]. The straps shall be fixed to the wall plates at maximum 2m centres. If the strap is not turned into a bed joint it shall be fixed to the wall with at least four screw fixings [No.12 wood screws x 50mm long into plugs]. The wall plates shall not be in lengths less than 3m, however where shorter lengths are used to finish a run, they shall extend over at least 3 joists/rafters or trusses. The wall plates shall be joined using half lapped joints at corners and in running lengths.</p>		
	Carried to collection	£	p

1.3.5	<p>Fascias and soffits</p> <p>Contractor to price Option A and Option B [The works relates to the head of all walls that are to be re-built]</p> <p>Option A</p> <p>The existing fascias and soffits are to be retained and the contractor shall allow for the temporary protection of the same in order to reduce the risk of damage during the works.</p> <p>These protection works will need to allow for the protection of all fixtures and fittings attached to and located within the fascia/soffit housing.</p> <p>It is accepted that a small number of fascias and soffits may need to be removed and reinstated. An example of this is to the right [western] external wall of the Office. To this location the fascia will need to be removed and carefully re-fixed to enable the wall to be re-built. It is the responsibility of the contractor to inspect all soffits and fascias [including soffit/ceiling finish to main external lobby; and allow for appropriate removal and re-fixing of the same in their Tender.</p> <p>The contractor shall allow for all works associated with the parting of the framework [which supports the fascias and soffits boards] from those elements of the construction which are to be removed. For example: existing wall plates, timber lintels and the like. The contractor shall then allow for re-securing the framework to the new construction. In this regard, the contractor shall allow for all labour and materials including treated sw and fixings.</p> <p>Option B</p> <p>Prior to removing the existing fascias and soffits the contractor shall record the size of the existing sections. The contractor shall then form new fascias and soffits to match the existing. The contractor shall allow for all framework to connect the new fascias and soffits to the truss rafter feet.</p> <p>To the framework the contractor shall form new fascias and soffits which shall be constructed of marine plyboard base decorated with a minimum of 2 No. coats wood primer.</p> <p>On completion of the primer coats the contractor shall provide written notification to the CA in order that the CA may visit to check that the timber has been correctly decorated prior to overclanking.</p> <p>Following the CAs visit the decorated timber shall then be finished in minimum 18mm white PVCU BAA Approved Cladding in colour to match the new windows. The contractor shall allow for all finish trims to ensure that no woodwork is visible.</p> <p>The contractor shall allow for all associated works, including the removal and re-fixing of all components affected by the works. These include, but are not restricted to: CCTV cameras, lights, gutters, brackets, rainwater pipes and the like.</p> <p>NB: If the contractor believes that the soffits and fascias can be replaced without use of timber support base, this will need to be clarified in the returned Tender.</p>		
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1.3.6	<p>New External Cavity Wall [Retaining Walls]</p> <p>Demolition</p> <p>The contractor shall carefully take down the existing external walls to the positions shown on the Tender Drawings. The depth shall be to one concrete block course below internal ground level. These demolition/strip-out works are required to the external walls of the Conference Room, Cleaners Store, Band Store and Office.</p> <p>NB: The contractor is referred to the Tender Drawings and the fact that there is an extra foundation located to the base of the bund walls located to front [northern] and right [western] elevations of the Conference Room external walls.</p> <p>Retaining wall</p> <p>The contractor shall allow for all works in connection with the construction of the new concrete retaining wall as per the Structural Engineer's design and the Tender Drawings. The contractor shall breakdown the cost of these works as follows:</p> <ul style="list-style-type: none"> • Conference Room • Cleaners Store • Band Store • Office <p>In addition, the contractor shall confirm price below for the cost per additional linear meter to install the same retaining wall detail.</p> <div data-bbox="331 1173 542 1294" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> £ lin m </div> <p>The works in connection with the installation of the new retaining wall, include:</p> <ul style="list-style-type: none"> • Saw cutting the existing floor construction to provide clean edge to allow for the existing DPM to be lapped up vertically along the line of the new expansion joint. The detail of the new floor construction is detailed on the Tender Drawings • Excavation • Temporary supports • Construction of new retaining wall • Installation of new expansion joint and protective strip 		
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1.3.7	<p>New External Cavity Wall Construction</p> <p>The contractor shall construct new cavity wall construction to the locations shown on the Tender Drawings [Conference Room, Cleaners Store, Band Store & Office]. The new construction shall be built on top of the existing cavity wall construction commencing 1 concrete block below internal floor level.</p> <p>The new cavity wall construction shall comprise:</p>		
1.3.8	<p>External facing brickwork</p> <p>New external facing brickwork [as specified on the Tender Drawings]. Clay bricks to be to BS EN 771 with a minimum compressive strength of 9N/mm². Bricks to be freeze/thaw resistant [F2, S2 or F2, S1 to BS EN 771].</p> <p>Contractor to allow for all works associated with the external brickwork.</p> <p>In accordance with BS5628: Part 3, BS EN1996-2 and BRE Digest 342 allow for construction joint at maximum 12000mm centres in order to minimise the effects of movement.</p>		
1.3.9	<p>External facing blockwork</p> <p>New external facing blockwork [as specified on the Tender Drawings]. Blocks to comply with BS EN 771 and be in accordance with BS EN 1996-2.</p> <p>All blocks to have a density exceeding 1500kg/m³.</p> <p>All blocks to be 3.6N [compressive strength of not less than 3.6N/mm²] above DPC and 7.3N below DPC. Refer to Structural Engineers Specification for pad stones or additional block strengths for localised areas. For example: lintel bearings.</p> <p>If there is any doubt about the suitability of a type of block, particularly where acids or sulphates occur, written confirmation should be obtained by the contractor from the block manufacturer concerning its suitability for the geographical location and location in the structure.</p> <p>In accordance with BS5628: Part 3, BS EN1996-2 and BRE Digest 342 allow for construction joint at maximum 6000mm centres in order to minimise the effects of movement.</p>		
	Carried to collection	£	p

1.3.10	<p>Mortar</p> <p>Unless recommended otherwise by the brick/block manufacturer [to be checked by the contractor prior to works commencing] the mixes in the table below shall be used:</p> <table><tr><th>Location</th><th></th><th>Cement:lime:sand mix</th></tr><tr><td rowspan="2">General wall area above DPC</td><td>In areas of severe, very severe exposure [High durability]</td><td>1: ½:4^{1/2}</td></tr><tr><td>Other exposure categories [General use]</td><td>1:1:5^{1/2}</td></tr><tr><td>Below DPC level and in chimney stacks</td><td>High durability</td><td>1: ½:4^{1/2}</td></tr><tr><td>Cappings, copings and cills</td><td>Low permeability</td><td>1:0 to ¼ :3</td></tr></table> <p>Mortar shall be to:</p> <p>Cement and lime – Ordinary Portland cement should be to BS EN 197. Sulphate resisting Portland cement should be to BS4027. Masonry cement should be to either BS EN 197 or BS EN 413.</p> <p>Limes should confirm to BS EN 459.</p> <p>Sand type – Sand and aggregate from natural sources should conform to BS EN 13139.</p> <p>Ready mixed mortars should comply with BS EN 998.</p> <p>In order to enable control batching and provide the same finish the mortar shall be mixed off-site and delivered. Under no circumstance shall the mortar be batched on site.</p> <p>The contractor shall allow to clean the walls down on completion of the works and all excess mortar shall be removed.</p>	Location		Cement:lime:sand mix	General wall area above DPC	In areas of severe, very severe exposure [High durability]	1: ½:4 ^{1/2}	Other exposure categories [General use]	1:1:5 ^{1/2}	Below DPC level and in chimney stacks	High durability	1: ½:4 ^{1/2}	Cappings, copings and cills	Low permeability	1:0 to ¼ :3		
Location		Cement:lime:sand mix															
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Below DPC level and in chimney stacks	High durability	1: ½:4 ^{1/2}															
Cappings, copings and cills	Low permeability	1:0 to ¼ :3															
	Carried to collection	£	p														

1.3.11	<p>Damp Proof Course</p> <p>DPC to be polyethylene to BS6515.</p> <p>Horizontal DPCs and cavity trays shall be one continuous piece, whenever possible. Joints in horizontal wall DPCs positioned to prevent rising damp shall be lapped 100mm and sealed or welded all in accordance with the manufacturers recommendations.</p> <p>At ground level, all parts of the DPC shall be at least 150mm above finished ground or paving level. Where there is a change in level [for example: external ramp] the DPC will need to be stepped to achieve this.</p> <p>The DPC shall be:</p> <ul style="list-style-type: none"> • laid on a surface free from projections which could puncture or adversely affect the DPC material • fully bedded on fresh mortar where required by the design, or where the building is over three storeys in height • be of correct width • not project into the cavity • not be set back from the edge of the masonry • lap the DPM <p>The cavity fill in the cavity wall should stop at least 225mm below the base DPC.</p> <p>The contractor shall ensure that the DPC is not overlapped by the new render finish.</p>		
1.3.12	<p>New Cavity Wall Ties</p> <p>The cavity wall ties shall be in accordance with BS EN 845. They shall be made of either stainless steel or be non ferrous.</p> <p>The two masonry leaves shall be coursed so that the wall tie is level or slopes outwards.</p> <p>Ties shall be bedded a minimum of 50mm into each leaf of the wall as work proceeds. The drip should face downwards. Ties shall be built-in, not pushed into joints.</p> <p>Where one leaf is built in advance of the other, the wall ties should project enough from the built leaf to bed at least 50mm into the inbuilt leaf.</p> <p>Spacing shall be maximum distance of:</p> <p>General wall area – 900mm horizontally and 450mm vertically.</p> <p>At jamb openings, movement joints etc – horizontally within 225mm of opening and not more than 300mm vertically.</p>		
	Carried to collection	£	p

1.3.13	<p>Existing Cavity Wall Ties</p> <p>The existing cavity ties to the wall construction below DPC shall be inspected by the contractor and Structural Engineer once the original timber framed wall above has been removed. The contractor shall allow for cleaning out all debris and build up in the cavity prior to the inspection.</p> <p>The Structural Engineer will provide written confirmation if it is found that there are insufficient cavity wall ties in the section of structure and if new ties have to be installed.</p> <p>The contractor shall confirm cost for installing 3 No. Helifix [020 8735 5200] Dryfix ties per m² of wall. Refer to Helifix Data sheet: PS/DF01.</p> <div data-bbox="319 636 531 757" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>£ m²</p> </div> <p>A Provisional Sum in the total of £350.00 shall be allowed for these works.</p>		
1.3.14	<p>Thermal insulation</p> <p>New insulation [as specified on the Tender Drawings] shall be installed in accordance with BS 5617 and BS 5618.</p> <p>Where partial cavity fill insulation is being used, it shall be retained against the inner leaf by retaining devices. The retaining devices should be compatible with the wall ties.</p> <p>The contractor is to refer to the manufacturers recommendations and installation guide.</p> <p>A high standard of workmanship shall be maintained to minimise the risk of damp penetration to the inside of the building where the insulation is used. In particular:</p> <ul style="list-style-type: none"> • mortar joints including perpendes shall be solidly filled with mortar • mortar droppings shall be removed from wall ties and the edges of insulation materials • excess mortar shall be struck smooth from the inside of the outer leaf. <p>Where the new insulation in the new cavity masonry walls adjoining the retained insulation in the adjoining timber framed walls, the insulation shall be but jointed and taped to ensure that there is no cold bridge or gap at the junction.</p>		
	Carried to collection	£	p

1.3.15	<p>Cavity Trays</p> <p>Cavity trays [as specified on the Tender Drawings] shall be provided at all interruptions in the cavity, including windows and doors openings. The cavity trays shall be installed to:</p> <ul style="list-style-type: none"> • Provide impervious barrier and ensure that water drains outwards. • Project at least 25mm beyond the outer face of the cavity closer or where a combined cavity tray and lintel is acceptable, give complete protection to the top of the reveal and vertical DPC where provided. • Provide drip protection to door and window heads. • Be shaped to provide at least a 100mm vertical projection above a point where mortar droppings could collect. <p>In addition to the heads of openings, the contractor shall allow for installing stepped cavity trays at the abutment of the external ramps and the external face of the wall [only to where the walls are to be re-built]. This will ensure that any water penetrating into the cavity does not enter the enclosed area.</p> <p>Cavity trays over lintels shall extend at least 25mm beyond the outer face of the cavity closer and cover the ends of the lintel. Where the lintel does not require a DPC, the lintel itself shall have a suitable profile and durability and give complete protection to the top of the reveal and vertical DPC where provided.</p> <p>There shall be an upstand where the cavity tray is returned into the inner leaf masonry unless the cavity tray is of a specified product which is stiff enough to stand up against the inner leaf without support.</p> <p>Where fairfaced masonry is supported by lintels:</p> <ul style="list-style-type: none"> • Weepholes shall be provided spaced at maximum 450mm intervals. Each opening should have at least two weep holes. • Cavity trays or combined lintels shall have stop ends. <p>Where stepped cavity trays are specified, the lowest tray should have two stop ends and a weep hole to allow water to drain from the cavity. There should be a minimum distance of 85mm between the base of the horizontal section of the cavity tray and the external surface. For example: Ramp surface, roof covering etc.</p>		
	Carried to collection	£	p

1.3.16	<p>Lintels</p> <p>New lintels [as specified by the Structural Engineer in the Tender Documents] shall be provided above all openings. The new lintels shall comply with BS EN 845-2.</p> <p>Setting out shall ensure that lintels bear on a full block, where possible, or on a whole brick, and be installed level on a solid bed of mortar. Soft or non-durable packing shall not be used. Small pieces of cut brick or block shall not be used around lintel bearings.</p> <p>Minimum bearing length to be 150mm.</p> <p>Lintel toes to project past the window heads and have a flexible sealing compound between toe and window.</p> <p>Brickwork or masonry should not overhang the lintel by more than 25mm.</p> <p>NB: The existing lintels cannot be re-used.</p>		
1.3.17	<p>Cavity Closers</p> <p>All cavities shall be closed with Manthorpe G240 [or similar approved] insulated cavity closer, which shall comprise double flange and be suitably sized to cover the cavity opening. The cavity closer shall be mechanically fixed to the opening in the cavity in order to prevent movement of the same.</p>		
1.3.18	<p>Polysulphide sealant</p> <p>Polysulphide sealant shall be used to seal all external masonry/render finishes with adjoining surfaces. For example:</p> <ul style="list-style-type: none"> • Window frames • Door frames • Fascias and soffits <p>Colour to match that of the adjoining window/door frame.</p>		
1.3.19	<p>Vertical junction with retained existing timber framed wall</p> <p>It is possible that additional timber supports will be required to the retained timber frame section of walls where they are cut and abut the new masonry wall construction. These details will be inspected by the CA on site and the contractor shall allow a Provisional Sum in the total of £350 for structural strengthening works to the junction.</p> <p>NB: This Provisional Sum does not relate to making good to the junction of the new and existing walls. These costs will need to be allowed for by the contractor in the Tender return.</p>		
	Carried to collection	£	p

1.3.20	<p>Render</p> <p>The new external walls of the building shall be finished in new render coat by K Rend [02828260766]. The product shall be Silicon Thin Coat – Colour: Pure White.</p> <p>All render works to be as per the specification and standard details included to Appendix D.</p> <p>All bead works to openings, ground level, corners and the like to be as per the specification included to Appendix D. All to be as supplied by K Rend.</p> <p>In accordance with BS5628: Part 3, BS EN1996-2 and BRE Digest 342 allow for construction joint at maximum 6000mm centres in order to minimise the effects of movement. Movement joint in render to match movement joint in cavity wall construction.</p> <p>NB: A ready mixed render shall be used to help avoid inconsistency in site batching.</p>		
	Carried to collection	£	p

1.3.21	<p>Other works in connection with the re-building of the external walls</p> <p>There are various items attached to the external walls which will need to be removed and re-fixed to the same locations on completion of the works. While these have been summarised below, it is the contractors responsibility to ensure that allowance has been made in the Tender for the removal and re-fixing of all items whether listed below or not.</p> <p>Office - Left [eastern] elevation</p> <ul style="list-style-type: none"> • Metal gate post. • Electrical wire and conduit. • External light [including all associated wiring]. • Metal framework [colour blue] and roof. • Electrical wiring in connection with aerial. <p>Office - Front [northern] elevation</p> <ul style="list-style-type: none"> • Sign board and signage. • CCTV camera <p>Office - Right [western] elevation</p> <ul style="list-style-type: none"> • Metal gate post/track and plate. • Sign board. • Rain water pipe that extends to BIG. • Contractor shall also allow for making good to any damage caused to low level brick wall. <p>Conference Room & Cleaners Store - Front northern] elevation</p> <ul style="list-style-type: none"> • CCTV cameras • Intruder Alarm box [including wiring] • Signage. <p>Conference Room & Cleaners Store - Right [western] elevation</p> <ul style="list-style-type: none"> • CCTV camera • External light [including all associated wiring]. • Metal plate and bar to base of ramp. • Handrail. 		
	Carried to collection	£	p

1.3.22	<p>Windows & Doors</p> <p>New windows & door</p> <p>The contractor shall allow for the removal and replacement of the existing windows and door to the following locations:</p> <p>Windows</p> <p>Office – Left [eastern] elevation - 2 No. [Windows 1 & 2] Office – Front [northern] elevation - 2 No [Windows 3 & 4] Conference Room and Cleaners Store – Front [northern] elevation – 3 No. [Windows 5,6 & 7] Conference Room – Right [western] elevation – 2 No. [Windows 8 & 9]</p> <p>Doors</p> <p>Office – Left [eastern] elevation - 1 No. [Door 1]</p> <p>Contractor to include cost for each window and door individually in order that the cost is clear if the Employer decides to retain the existing windows and door to the left [eastern] elevation of the Office.</p> <p>The contractor shall provide working drawings [provided by Kawneer's approved contractor [See Appendix E] following their inspection] for approval by the CA at the Pre-start meeting.</p> <p>Manufacturer: Kawneer UK Ltd. Astmoor Road, Runcorn, Cheshire WA7 1QQ Tel. 01928 502 500 contact: nick.baxendale@arconic.com 07880 741560</p> <p>Window Specification</p> <p>Product reference: AA® 3110 Horizontal Sliding Window</p> <p>Finish: Kawneer Permacover Plus to RAL TBC [finish to be applied and warranted for 30 years].</p> <p>Adhesion by the systems manufacturer – 3rd party application will not be accepted)</p> <p>Colour/ texture: Kawneer Permacover Plus (standard colour) TBC by CA. Minimum film thickness 40 Microns. Single colour powder coat finish is to carry a 30 year adhesion warranty.</p> <p>Glazing details: Wrap-around glazing with perforated EPDM gasket. Glazing thickness to achieve the overall project U value requirement of 1.8.</p> <p>Ironmongery: Windows to be fitted with espagnolette lock, additional meeting stile lock and Raised Handle. Mounted on single or double castors. Vents / window composites to incorporate a suitable trickle vent to comply with Document F.</p> <p>Vision Glazing: TBC by Dealer</p> <ul style="list-style-type: none"> - Inner pane: 6.8mm clear low E laminated safety glass - Cavity: 90% argon gas filled, black warm edge (0.04 psi) spacer bar - Outer pane: Clear Toughened safety glass 6mm clear. <p>All glazing to be in accordance with Part N of the Building Regulations [Critical Locations].</p>		
	Carried to collection	£	p

	<p>External material: 2mm Aluminium</p> <p>External finish: PPC to standard colour</p> <p>Internal material: 2mm Aluminium</p> <p>Internal finish: TBC</p> <p>Core insulation: Mineral non-combustible type</p> <p>The Kawneer Approved dealer is to verify that any proposed glass types be suitable to take all applied loads including wind, snow and guarding loads and also evaluate the need for a Class A no break no penetration glass in full height guarded situations.</p> <p>System U-Value (Glass + Framing System) is to achieve 1.8W/m2k or less</p> <p>Any glazing to the ground floor with same level access is to incorporate manifestation at 1100mm to comply with Document N</p> <p>Fixing: The AA® 3110 Horizontal Sliding Window shall be fabricated and installed in complete accordance with the information published by Kawneer, exclusively by authorised dealers and must include either a dedicated panel adaptor or adequate flashings to match as closely as possible the existing windows</p> <p>General: Do not deliver to site components that cannot be installed immediately or placed in clean, dry floored and covered storage.</p> <p>Stored components: Stack vertical or near vertical on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.</p> <p>Surfaces to be protected: surfaces of aluminium components, which will come into contact with mortar, concrete or plaster, or treated timber.</p> <p>Protective coating: Two coats of bitumen solution to BS 6949 or an approved mastic impregnated tape.</p> <p>Timing of application: Before fixing components.</p> <p>Brace and protect components to prevent distortion and damage during construction of adjacent structure.</p> <p>Installation: Into prepared openings.</p> <p>Gap between frame edge and surrounding construction:</p> <ul style="list-style-type: none"> - Minimum: 6mm - Maximum: 10mm <p>Distortion: Install windows without twist or diagonal racking.</p>		
	Carried to collection	£	p

	<p>Spacing: When not predrilled or specified otherwise, position fasteners not more than 100 mm from ends of each jamb, within 100 mm of each mullion and transom, and at maximum 600 mm centres.</p> <p>Fixing: Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.</p> <p>Checking/ Adjusting/ Lubricating: Carry out at completion and ensure correct functioning.</p>		
1.3.23	<p>Door Specification</p> <p>Product reference: AA® 720 HI thermally broken single action door with mid rail and anti-finger trap stiles</p> <p>Finish: Kawneer Permacover Plus to RAL TBC (finish to be applied and warranted for 30 years.</p> <p>Adhesion by the systems manufacturer – 3rd party application will not be accepted)</p> <p>Colour/ texture: Kawneer Permacover Plus (standard colour) TBC by CA. Minimum film thickness 40 Microns. Single colour powder coat finish is to carry a 30 year adhesion warranty.</p> <p>Glazing specification/details: To match adjoining windows and to be in accordance with Approved Document N of the Building Regulations.</p> <p>Ironmongery to PAS 24 security standard: All TBC with CA to achieve Building Control Requirements and fire escape provision.</p> <p>Fitted with:</p> <ul style="list-style-type: none"> Face fitted hinges type Panic bar with 3 point locking Non-handed hold open device Low threshold and midrail <p>Emergency exit device to be standard unless specified otherwise, install panic bolts/latches in accordance with BS EN 1125.</p> <p>All handles to be colour coated to nearest RAL colour to match door finish.</p> <p>Vision Glazing: TBC by Dealer</p> <ul style="list-style-type: none"> Inner pane: 6.8mm clear low E laminated safety glass Cavity: 90% argon gas filled, black warm edge (0.04 psi) spacer bar Outer pane: Clear Toughened safety glass 6mm clear. <p>Panel/facing type: Aluminium Panels</p> <ul style="list-style-type: none"> External materials: 1.5mm Aluminium External finish: PPC in colour black Internal material: 1.5mm Aluminium Internal finish: PPC to colour TBC 		
	Carried to collection	£	p

	<p>General: Do not deliver to site components that cannot be installed immediately or placed in clean, dry, floored and covered storage.</p> <p>Stored components: Stacked on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.</p> <p>Protective coating: Two coats of bitumen solution to BS 6949 or an approved mastic impregnated tape.</p> <p>Sealant:</p> <ul style="list-style-type: none"> - Manufacturer: Dow Corning or equivalent - Product reference: Low Modulus Weathering Silicone - Colour: To match frame - Application: As section Z22 to prepared joints. Triangular fillets finished to a flat or slightly convex profile. <p>Fasteners: Supplied by ironmongery manufacturer.</p> <p>Finish/ Corrosion resistance: To match ironmongery.</p> <p>Holes for components: No larger than required for satisfactory fit/ operation.</p> <p>Adjacent surfaces: Undamaged.</p> <p>Moving parts: Adjusted, lubricated and functioning correctly at completion.</p> <p>Standard: Installation of emergency exit devices - Unless specified otherwise, install panic bolts/ latches in accordance with BS EN 1125.</p>		
1.3.24	<p>Vinyl transfer to door</p> <p>The contractor shall allow a Provisional Sum in the total of £150 for the supply and installation of new vinyl film to the new door.</p>		
1.3.25	<p>Re-use of the existing windows and door</p> <p>Alternative costs:</p> <p>The contractor shall allow for the careful removal, storage and re-fixing of the windows and door to the following locations:</p> <p>Windows</p> <p>Office – Left [eastern] elevation - 2 No. [Windows 1 & 2]</p> <p>Doors</p> <p>Office – Left [eastern] elevation - 1 No. [Door 1]</p> <p>Contractor to include cost for each window and door individually in order that the cost is clear if the Employer decides to renew the existing windows and door to the left [eastern] elevation of the Office.</p>		
	Carried to collection	£	p

1.3.26	<p>Existing [retained] window/glazed screen</p> <p>The contractor shall allow for the careful removal, storage and re-fixing of the window/glazed screen to the external lobby to the main entrance [Glazed PVC-U screen located perpendicular to Office wall that is to be re-built].</p>		
1.3.27	<p>Windows and doors adjoining the works</p> <p>It is the contractor's responsibility to assess whether or not those windows and doors located immediately next to the walls to be re-built can be protected or whether they need to be removed and re-fitted. An example, is the door to the head of the ramp [adjacent right (western) elevation of Band Store]. The contractor shall allow for either removal and re-fixing of the same, or retention and protection.</p> <p>Damaged doors will need to be replaced by the contractor.</p>		
1.3.28	<p>Security of openings in external walls</p> <p>Where windows and doors are removed, the contractor shall allow for securing the openings. Each opening will be secured with metal 'anti vandal' security screens until the windows or doors can be re-fixed.</p> <p>The contractor shall ensure that the temporary shutters do not damage the new surfaces.</p>		
1.3.29	<p>General</p> <p>In connection with the fixing of the windows and doors, the contractor shall allow for new:</p> <ul style="list-style-type: none"> • DPC's and insulation - Cavity trays and cavity closers as shown on the Tender Drawings and described above. • Fixing – The new windows shall be fixed solidly, level and plumb and shall be either secured by window cramps, or plugged and screwed [follow manufacturers recommendations and guidance]. Fixings should not be more than 600mm apart and not more than 150mm from top or bottom. When driving wedges or other fixings, frames or other components should not be distorted. The frames and linings should fit tightly into openings and be blocked or packed out at fixing points, where necessary. • Mastic sealant – Install new external polysulphide sealant [colour to match adjoining window and door frames] between the frames and the adjoining masonry/render finish. <p>All new glazing to be in accordance with Specification and BS 6206, BS6262 and BS5713.</p>		
	Carried to collection	£	p

1.3.30	<p>Decoration</p> <p>Decoration [Make good to disturbed areas]</p> <p>The contractor shall allow for touch up re-decoration of all previously decorated external decorative finishes where disturbed by the works.</p> <p>All finishes are to be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
1.3.31	<p>Decoration [New decoration works]</p> <p>The contractor shall allow to re-decorate all metalwork to the 2 No. ramps [and adjoining steps to the front elevation]. The contractor shall allow for:</p> <p>2 No. coats Dulux Trade Metalshield Satin/Dulux – Colour Black.</p> <p>New or bare surfaces shall be primed with 1 No. coat Dulux Trade Metalshield Primer.</p> <p>Finish to be confirmed in writing by Employer prior to contractor ordering the paint.</p> <p>All finishes are to be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
	Carried to collection	£	p

1.4	INTERNAL BUILDING WORKS		
1.4.1	<p>Protection</p> <p>The contractor shall allow for protecting all of the internal areas, including providing temporary hoarding and floor boarding to the access route between the Main Hall external door and the Conference Room.</p> <p>The contractor shall be responsible for the security of the building at all times and shall ensure that during the works measures are put in place to prevent unauthorised access to the works and building. When the site is closed all possible entrance routes [for example: voids in walls for window and doors] shall be secured by metal security screens [insurer approved].</p> <p>NB: The main public access route and the fire escapes from the building must not be blocked or restricted at any time.</p> <p>When sections of the external walls are missing, the contractor shall form a timber hoarding to the same location. The hoarding shall comprise suitably braced timber support framework with minimum 9mm hardwood ply sheet to outer face. The plywood shall be suitably fixed to the framework to prevent it from being removed by thieves.</p>		
1.4.2	<p>Clean</p> <p>On completion of the works and prior to handover of the site to the client, the contractor shall allow to undertake a thorough clean of the internal areas.</p>		
1.4.3	<p>Existing fixtures and fittings</p> <p>There are various items attached to the external walls which will need to be removed and re-fixed to the same locations on completion of the works. It is the contractors responsibility to ensure that allowance has been made in the Tender for the removal and re-fixing of all items. Example include; the existing shelving in the Band Store and Cleaners Store and the cupboard in the Conference Room.</p> <p>NB: All unfixed furniture will be removed from the work areas by the employer prior to the commencement of the works.</p>		
1.4.4	<p>New Floor Construction</p> <p>Break out of existing floor construction and fill material</p> <p>The contractor shall allow for the breaking out and removal of the existing floor construction to the position as shown on the Tender Drawings.</p> <p>The contractor shall construct new ground floor construction in accordance with the reinstatement works to the location of the new expansion joints cut into the floors and the new retaining wall construction, all as detailed in the Tender Drawings.</p>		
	Carried to collection	£	p

1.4.5	<p>Ground below fill</p> <p>The ground shall be suitable to support the ground bearing floors without undue movement. Before fill is placed, all top soil containing roots and vegetation shall be removed and a suitable bearing surface prepared.</p>		
1.4.6	<p>Fill material</p> <p>The fill material [sub-base] shall be of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 225mm layers. Hardcore to be used to fill above level of external car park.</p> <p>If it is found that the fill is deeper than 600mm additional precautions shall be taken [on instruction of Structural Engineer].</p>		
1.4.7	<p>Damp Proofing</p> <p>The new ground bearing concrete floor slab shall be protected against ground moisture by providing a continuous membrane. This shall be Visqueen High Performance Damp Proof Membrane 500um [Colour yellow]. The membrane to have 300mm laps at joints with all joints taped with 100mm wide double sided Visqueen tape. The membrane shall also link with the DPCs in the external walls in order to provide an impervious barrier to prevent moisture reaching the interior of the building. The linking shall take into account the risk of differential movement.</p> <p>When the membrane is located below the slab, a blinding layer of sand shall be provided to fill voids in the hardcore and so prevent the risk of puncture of the membrane.</p>		
1.4.8	<p>Insulation</p> <p>Refer to the Tender Drawings for the type of insulation to be used.</p> <p>NB: Thermal insulation materials for use below ground bearing slabs shall have:</p> <ul style="list-style-type: none"> • Appropriate density for the location • Low water absorption • Resistant to ground contamination [if below slab and DPM] • If expanded polystyrene boards, to be grade EPS 70 to BS EN 13163. 		
	Carried to collection	£	p

1.4.9	<p>Concrete slab</p> <p>Refer to Structural Engineers Drawings and Specification [Tender Documents]. This includes protection measures against contaminants within the soil.</p> <p>The slab shall be constructed so that the top surface shall be:</p> <p>Level of floor – Maximum 4mm out of level per metre for floors up to 6m across and maximum of 15mm overall in any other case.</p> <p>Flatness of floor - +/- 5m maximum deviation from the underside of a 3m straight edge resting in contact with the floor.</p> <p>The new floor will be finished at a level to ensure that all floor finishes run through at the same level and are in a condition ready to receive new floor finishes. The making up of levels with screed will not be accepted.</p>		
1.4.10	<p>Formation of new expansion joints</p> <p>The contractor shall allow to form new expansion joints to the locations shown on the Tender Drawings.</p> <p>The contractor shall breakdown the cost of the works per room:</p> <ul style="list-style-type: none"> • Office • Conference Room • Midwife Room • Corridor 1 • Corridor 2 <p>The contractor shall confirm below, the cost per additional lin m of installing the expansion joint detail. This cost does not allow for associated works such as making good to partitions and the like.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>£ m²</p> </div> <p>The contractor shall allow for all associated works in connection with the new works, including the removal and re-hanging of doors, temporary protective screens and the like.</p>		
	Carried to collection	£	p

1.4.11	<p>Finishes</p> <p>The contractor shall allow to remove and dispose of the existing floor finishes and lay new floor finishes to the locations detailed below. All floor finishes are to be laid strictly in accordance with the manufacturer's instructions and the main contractor is to obtain and install to the manufacturer's method statement and installation documents.</p> <p>Include for organising, taking delivery unloading and safe storage of all floor finishes.</p>		
	Carried to collection	£	p

1.412	<p>Lay new floor finishes to the following locations:</p> <p>New Carpets [Whole of room]</p> <ul style="list-style-type: none"> • Office • Conference Room • Band Store • Midwife Room • Corridor 1 - Between Hall doors [next to Band store] and Internal Lobby/Reception <p>New carpets to be by Joseph Hamilton & Seaton:</p> <p>Tel: 01827 831 40. Web: www.jhscarpets.com Email: sales@jhscarpets.com</p> <p>All carpets to be from the Impervious Cut Pile Collection. Colours to be agreed in writing between Contractor and Employer prior to order by the contractor. however, for Tender purposes allow for Ref: 42 [Golden Forest].</p> <p>New Carpets [Part of room]</p> <ul style="list-style-type: none"> • Corridor 2 – Between Midwife Room and Internal Lobby/Reception <p>The contractor shall allow for the removal of existing section of carpet located between the Office and the adjoining store in order to provide access for the installation of a new expansion joint to the floor structure to this section of floor.</p> <p>On completion of the expansion joint works, the contractor shall allow to install new carpet to the same area. The new carpet shall match the existing carpet in the adjoining Internal Lobby/Reception.</p> <p>The contractor shall provide a sample of carpets for approval by the client. Sample to be agreed in writing between Contractor and Employer prior to order by the contractor.</p> <p>Vinyl Sheet</p> <p>Cleaners Store:</p> <p>New Polysafe Vogue Ultra PUR – Woodland Grey - Code 4770. The vinyl flooring sheet will need to be site-coved up the adjoining wall. Allow for Polysafe 'CF Cove former' to create radius at floor/wall junction and to the head of the coved vinyl allow to install Polysafe Type CS capping strip in same colour.</p> <p>All joints to upstands to be welded in accordance with the manufacturers recommendations.</p> <p>Thresholds</p> <p>Supply and fit new aluminium diminishing threshold to the junction of all new floor finishes.</p>		
	Carried to collection	£	p

1.4.13	<p>Localised repair to screed finish</p> <p>The contractor shall allow a Provisional Sum in the total of £200 for the localised repair of the screed finish where it has split.</p>		
1.4.14	<p>Insulation</p> <p>The contractor shall allow for ensuring that the whole of the roof void above the Conference Room, Band Store, Cleaners Store and Office is finished in a minimum layer of 300mm thick insulation on completion of the works. In this regard, the contractor shall allow for:</p> <ul style="list-style-type: none"> • Pre-demolition – Relocation of the existing insulation located within 1500mm of the inside face of the existing walls to those areas of the same roof void to top up the insulation to provide a level covering of 300mm thickness. This is to ensure that the existing insulation at risk of being affected by the works is used effectively. • On completion of the new external walls - Install new 300mm thick insulation to a distance of 1500mm from the inside face of the new external walls. This is to replace that insulation which has been relocated. <p>All new insulation to be: 'Knauf Loft Roll 44' and located above the ground floor plasterboard ceilings. 300mm overall thickness to provide a U Value of 0.16 w/M2K. Knauf Insulations – 017447666002.</p>		
1.4.15	<p>Ceiling</p> <p>The contractor shall allow to repair/upgrade the existing ceilings in the Conference Room, Band Store, Cleaners Store and Office as follows:</p> <ul style="list-style-type: none"> • To distance of 1000mm from the inside face of the new external walls, allow for carefully cutting out the existing plasterboard [which is at risk of being damaged by the works] and fixing new 12.5mm Gyproc plasterboard butted against existing/retained plasterboard. All joints and screw heads to be finished with scrim tape. • Cutting out all existing damaged areas of plasterboard. For example: where investigations have been undertaken and where fractures are present. To the same areas allow for fixing new 12.5mm Gyproc plasterboard butted against existing plasterboard. All joints, fractures and screw heads to be finished with scrim tape. • Prepare surfaces and provide 3mm Gypsum Multi-finish plaster skim coat to all ceilings. <p>The new plasterboard and immediate adjoining areas will be finished in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p> <p>All new plasterboard will be fixed with screw fixings at 200mm centres. The contractor shall allow for any packing to level boards, noggins at board edges to provide fixings at all board edges and at the perimeter of rooms.</p>		
	Carried to collection	£	p

1.4.16	<p>Wall Plaster/Plasterboard Finishes</p> <p>Gyproc DriLyner BASIC System</p> <p>The contractor shall allow to overboard:</p> <ul style="list-style-type: none"> • All new external walls. • The internal partition wall of the Committee Room located between the Committee Room and the Midwife Room and adjoining Store. <p>The system used shall be the Gyproc DriLyner system incorporating 12.5mm plasterboard and Gyproc Dri-wall adhesive [British Gypsum 08445618810]. The boards shall be fixed to the blockwork walls in accordance with the manufacturer's recommendations. All board joints shall be finished with scrim tape. All joints shall then be filled to provide a flush finish to the finished wall. The finished wall shall then be finished with 3mm thick skim coat using either Gypsum 'Multi-finish' or 'Board-finish'.</p> <p>The new plasterboard and immediate adjoining areas will be finished in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p> <p>All walls are to be Class O Surface Spread of Flame.</p>		
1.4.17	<p>Existing partition walls & piers</p> <p>The contractor shall allow for removing, amending and re-forming all existing stud partitions in accordance with the works. The principal cause for alterations will be where sections of the partitions need to be removed to allow for the construction of the expansion joints in the floors and the construction of the new retaining wall.</p> <p>The contractor shall allow for clean straight cuts to the partitions and for making good in construction to match the existing. The existing holes formed as part of the investigations works will also need to be made good.</p> <p>To all internal partition walls to the rooms listed below, the contractor shall allow for new 3mm thick skim coat finish using either Gypsum 'Multi-finish' or 'Board-finish'.</p> <ul style="list-style-type: none"> • Office • Conference Room • Band Store • Midwife Room • Cleaners Cupboard <p>The plaster works shall be completed in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p> <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster to all of the exposed walls. (If in doubt prepare site sample for CA approval prior to proceeding with decoration).</p>		
	Carried to collection	£	p

1.4.18	<p>Other plaster works</p> <p>To the Midwife Room and Committee Room the contractor shall allow for localized plaster repairs to all areas where there is localised fractures. The fractures shall be racked out and filled in order to provide level finish with adjoining areas.</p> <p>The plaster works shall be completed in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p>		
1.4.19	<p>Joinery</p> <p>Skirting</p> <p>The contractor shall allow for new soft wood skirtings to the following locations:</p> <ul style="list-style-type: none"> • Office – All walls • Conference Room – All walls • Band Store – All walls • Midwife Room – To Office partition wall • Committee Room – All walls affected by new plaster works. • Corridor 1 - Between Conference Room and Kitchen – Replacement of all existing split skirting. • Corridor 2 - Between Office and Store – Replacement of all existing split and deformed skirting. <p>All new skirting shall be in same size and profile to match the existing.</p> <p>The contractor shall allow for all boxings for pipe runs to match the existing.</p>		
1.4.20	<p>Architraves</p> <p>The contractor shall allow for new soft wood architraves to the following locations:</p> <ul style="list-style-type: none"> • Conference Room – Replacement of all existing split and deformed sections • Corridor 1 - Between Conference Room and Kitchen – Replacement of all existing split sections. • Corridor 2 - Between Office and Store – Replacement of all existing split and deformed sections. <p>All new architrave shall be in same size and profile to match the existing.</p> <p>The contractor shall allow for removing and re-fixing existing architraves [where retained] in accordance with the plaster skim works.</p>		
	Carried to collection	£	p

1.4.21	<p>Window boards</p> <p>The contractor shall allow for removal and disposal of the existing window boards and for installing new 22mm thick Bullnose MDF window boards to the location of all windows to the rooms listed below:</p> <ul style="list-style-type: none"> • Conference Room • Cleaners Store • Office 		
1.4.22	<p>Boxing</p> <p>The contractor shall allow for boxing to match the existing where they are enclosing pipework, services and the like. Where existing boxings are in place to address the movement between walls and floors and walls and walls, these will not need to be renewed.</p> <p>All boxing to be in new MDF boarding [minimum - 18mm thick] with appropriate timber framework. Location of all new boxing to be agreed with Employer and Plumber prior to commencing works.</p>		
1.4.23	<p>Decoration</p> <p>Location</p> <p>The rooms listed below will be decorated throughout:</p> <ul style="list-style-type: none"> • Office • Conference Room • Band Store • Midwife Room • Cleaners Store • Committee room • Corridor 1 - Between Conference Room and Kitchen • Corridor 2 - Between Office and Store 		
1.4.24	<p>Ceilings [Emulsion]</p> <p>The contractor shall prepare the existing and new surface and redecorate with:</p> <ul style="list-style-type: none"> • 2 No. coats Dulux white matt emulsion paint, with • 1 No. additional Dulux mist coat white matt emulsion paint to new plaster/plasterboard. <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster and that the location of any repair or patch [plaster or timber] cannot be seen.</p> <p>The existing and new finishes shall be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
	Carried to collection	£	p

1.4.25	<p>Walls [Emulsion]</p> <p>The contractor shall prepare the existing and new surfaces and redecorate with:</p> <ul style="list-style-type: none"> • 2 No. coats Dulux soft sheen emulsion paint • 1 No. additional mist coats white matt emulsion paint to new plaster/plasterboard. <p>Colours to be agreed in writing between Employer and Contractor prior to Contractor ordering any paint.</p> <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster and that the location of any repair or patch [plaster or timber] cannot be seen.</p> <p>The existing and new finishes shall be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
1.4.26	<p>Other surfaces</p> <p>The contractor shall allow for re-decorating both the existing and new internal decorative finishes, including those to the following areas:</p> <ul style="list-style-type: none"> • Door linings and architraves • Internal doors • Boxings • Skirting • Window boards • All other woodwork and metal to previously painted areas. <p>The contractor shall allow for 1 No coat undercoat and 1No. Coat either gloss or matt paint with knotting and 1 No. coat primer to new woodwork. All finishes are to be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p> <p>All finishes are to be Class 0 class 1 Surface Spread of Flame.</p>		
	Carried to collection	£	p

1.5	MECHANICAL WORKS		
1.5.1	<p>Performance Specification</p> <p>The Contractor shall be responsible for the decommissioning, re-routing, storage, re-installation and re-commissioning of the works associated with mechanical installations [including any re-design that may be necessary]. In general the areas of work covered by this tender package are:</p> <p>All re-installation works shall comply in full with all the requirements and regulations of the following:</p> <p>(a) Building Regulations. (b) Relevant current British Standards and Codes of Practice. (c) The Health and Safety at Work Act. (d) Fire Officer Committee Rules and Local Fire Brigade Prevention Officer requirements. (e) CIBSE Design Guides (f) Disposal of Waste Regulations. (g) Water Regulations (h) The Construction Design & Management Regulations 2015 (CDM Regulations) (i) The IEE Regulations for the electrical installations, 18th Edition with all amendments. (j) The Electricity Acts. (k) The local Gas and Electricity Undertakings.</p>		
1.5.2	<p>Stripping out and temporary works</p> <p>The contractor shall allow for the stripping out and safe storage of all of the existing mechanical installations in accordance with the works</p> <p>These works principally comprises:</p> <p>Conference Room - Space heating installation</p> <p>Office - Space heating installation</p> <p>Cleaner's store - Space heating installation - Water tank & associated framework & pipework - Water supply</p> <p>The contractor shall allow for ensuring that the removal of mechanical installation does not have any adverse effect on the operation of the building. For example:</p> <ul style="list-style-type: none"> • The removal of any of the radiators or associated equipment must not affect the operations of the retained heating installation in the property. • The removal of the water tank and associated equipment in the Cleaners Store must not affect the safe operation of the adjoining WCs. 		
	Carried to collection	£	p

1.5.3	<p>Heating installation</p> <p>Decommission, re-route and store [as necessary], make safe, reinstate and re-commission the heating installation in accordance with the requirements and regulations referred to in the previous sections.</p> <p>The Employers current Heating Engineer is Yorkshire Mechanical Services [Tel: 07952 058621]. Yorkshire Mechanical Services may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.5.4	<p>Temporary Cold Water Supply</p> <p>The Contractor shall provide a temporary mains water supply that is accessible to the front elevation of the building. The nearest connection is that to the Cleaners Store.</p> <p>The Contractor shall install final connections to all reinstalled services. Each shall incorporate 'ball-o-fix' isolating valves and all necessary drain cocks. Pressure reducing valves shall be installed where necessary.</p> <p>All pipework shall be installed in copper and incorporate the necessary unions to prevent electrolytic action between pipework. All pipework and fittings shall comply with the relevant British and European standards and shall be installed in accordance with the manufacturer's recommendations.</p>		
1.5.5	<p>Hot Water</p> <p>If elements of the hot water installation have to be removed as part of the works, all disturbed elements of the installation shall be reinstated on completion of the works. It is the contractor's responsibility to establish the extent of these works prior to returning the Tender.</p> <p>Where reinstated, the contractor shall install final connections to all basins and sinks. Each shall incorporate 'ball-o-fix' isolating valves and all necessary drain cocks. Pressure reducing valves shall be installed where necessary. All pipework shall be installed in copper and incorporate the necessary unions to prevent electrolytic action between pipework. All pipework and fittings shall comply with the relevant British and European standards and shall be installed in accordance with the manufacturer's recommendations.</p>		
1.5.6	<p>Flushing and Chlorination</p> <p>NB: Only relevant if elements of the water services [supply installation] are disturbed as part of the works. It is the contractor's responsibility to establish the extent of these works prior to returning the Tender.</p> <p>Tests shall be carried out on the completed systems and samples sent to the laboratory for analysis. All tests shall show that the water quality is potable and uncontaminated before acceptance of the system is made for final connection to the mains supply.</p> <p>All cold water installations must conform to the Water Supply [Water Fittings] Regulations once re-installed.</p>		
	Carried to collection	£	p

1.5.7	<p>Material and Workmanship</p> <p>NB: General specification relating to reinstated items.</p> <p>a) Internal waste stacks and main vent pipes 50mm and above shall be of muPVC by Hunter 01622852654 and shall conform to BS EN 12056:2000.</p> <p>b) Internal above floor branch soil pipes and branch vent pipes 40mm and above shall be of muPVC by Hunter 01622852654 and shall conform to BS EN 12056:2000.</p> <p>c) Internal branch soil pipes and branch vent pipes less than 40mm diameter shall be of copper and fittings conforming to BS EN 1519.</p> <p>d) Exposed waste pipework serving sanitary ware [including basins] shall be installed in stainless steel or chrome.</p> <p>e) All internal waste pipes crossing ceiling voids or installed in floor voids shall be of cast Iron or copper and fittings conforming to BS EN 1519 additionally insulated to prevent noise breakout.</p>		
1.5.8	<p>Access</p> <p>Reinstated access points shall be positioned so as to give access for testing, rodding and maintenance of all sections of the system.</p>		
1.5.9	<p>Fire Stop Seals</p> <p>Reinstatement of fire compartment floors and walls shall be made good to match the existing structure.</p> <p>All pipes of 50mm dia and above passing through compartment floors and walls shall be fire stopped using 'firebreak' intumescent sleeves.</p>		
1.5.10	<p>Builders work</p> <p>Insitu holes are subject to the Structural Engineer's written approval prior to drilling.</p>		
1.5.11	<p>Testing</p> <p>Soundness testing of any reinstated sanitary plumbing installation shall be carried out using an air test in accordance with the Building Regulations H1 and BE EN 12056-2:2000.</p> <p>The contractor shall notify the building control approved inspector and shall arrange for all inspections and final test witnessing as required by them.</p>		
1.5.12	<p>Sanitary ware and utility appliances [Dishwashers, Washing Machines etc]</p> <p>If necessary in relation to the works the contractor shall allow to move, store and re-fix all sanitary ware and accessories, fixtures and fittings. Final connections to sanitary ware shall be made by the contractor.</p> <p>The contractor shall allow to re-assemble and fix the appliances and accessories, fixtures and fittings. Final connections to appliances shall be made by the contractor.</p>		
	Carried to collection	£	p

1.5.13	<p>Electrical works in connection with mechanical services</p> <p>The Contractor shall be responsible for the decommissioning, relocating, reinstatement and re-commissioning of the controls electrical installation works associated with the mechanical installations.</p> <p>This shall include all control and power wiring, the provision and installation of cables, conduits and the like that emanate from the control panels, all as necessary for the proper operation of the mechanical services systems.</p>		
1.5.14	<p>Demonstrations and client instruction</p> <p>The contractor shall allow to demonstrate all re-instated mechanical services systems and controls to the CA upon completion. This shall be carried out twice and at the following times:</p> <ol style="list-style-type: none"> 1. On the day of handover to the client at a time to be agreed. 2. 10 days after the initial handover at a time to be agreed with the staff. <p>The contractor shall also allow to supply and install a laminated A4 sheet explaining how the installations work.</p>		
1.5.15	<p>Defects Liability period</p> <p>The Contractor shall provide a 24 hour call out service for a period of three months following the contract completion. The service shall allow for the relevant contractor to rectify any defects with the re-instated mechanical and plumbing installation within a 12 hour period of being notified [by any means].</p>		
	Carried to collection	£	p

1.6	ELECTRICAL WORKS		
1.6.1	<p>Performance Specification</p> <p>The Contractor shall be responsible for the decommissioning, re-routing, storage, reinstallation and re-commissioning of the works associated with electrical installations [including any re-design that may be necessary]. In general the areas of work covered by this tender package are:</p> <p>In general the areas of work covered by this tender package are:</p> <ul style="list-style-type: none"> i) Provide temporary site supply [No 240 volts to be used on site] ii) Stripping out & making safe iii) Lighting installation – Check that installation is fully working on completion of the works iv) Emergency lighting installation – Check that installation is fully working on completion of the works v) Small power installation – Remove and refix on completion of the works to same locations vi) Fire detection and alarm system – Check that installation is fully working on completion of the works vii) Testing, commissioning and client instruction viii) Removal and re-fixing all elements of the installation in accordance with the works [For example: Plaster works affecting light fittings and sockets] <p>Where the electrical installations have to be reinstalled to the same locations at no time shall they be left live 240v in the work area. All elements of the installation that are removed [for example conduit boxing] will need to be dismantled and made safe.</p> <p>All reinstated installations shall comply in full with all the requirements and regulations of the following:</p> <ul style="list-style-type: none"> (a) The IEE Regulations for the electrical installations, 17th Edition with all amendments. (b) The Electricity Acts. (c) The local Gas and Electricity Undertakings. (d) Relevant current British Standards and Codes of Practice. (e) The Health and Safety at Work Act. (f) Fire Officer Committee Rules and Local Fire Brigade Prevention Officer requirements. (g) Building Regulations. (h) CIBSE Design Guides. (i) Disposal of Waste Regulations. (j) Water Regulations (k) The Construction Design & Management Regulations 2015(CDM Regulations). <p>UNDER NO CIRCUMSTANCES MUST THE WORKS TO THE ELECTRICAL INSTALLATION HAVE ANY CONTRIBUTORY EFFECT ON THE DAY TO DAY OPERATION OF THE BUILDING OR THE EMPLOYERS OPERATIONS.</p>		
	Carried to collection	£	p

1.6.2	<p>Contractor design</p> <p>If is possible that the removal of elements of the existing electrical installation will mean that re-design will be required in connection with the reinstatement works. As a consequence the contractor shall take into account and allow for the following:</p> <ul style="list-style-type: none"> i) Bracketry, supports, fixings and clamps ii) Control of distribution system to achieve performance criteria specified iii) Layout and construction design iv) Layout and sizing of all wireways including conduit, trunking and trays vi) Lighting control system to meet the specified performance criteria vii) Design of wiring systems viii) Selection of plant and equipment to meet the specified criteria including all services design and co-ordination required to modify services connections, to facilitate the plant and equipment selected. ix) Production of working drawings and co-ordination as required by the specification xiii) Builders work in connection 		
1.6.3	<p>Regulations</p> <p>All works in accordance with the electrical services installation shall comply fully with the following Regulations:</p> <ul style="list-style-type: none"> (a) BS:7671, the Institution of Electrical Engineers Regulations for Electrical Installations (these Regulations may be referred to as the 'IEE Regulations elsewhere in this specification) current edition incorporating all amendments published to date (b) The Statutory Regulations and Associated Memoranda scheduled in Appendix 2 of the IEE Regulations (c) The Electricity at Work Regulations 1989 (d) Government Legislation, Local Authority Regulations, recommendations, requirements and byelaws. (e) All British Standards referred to herein and as scheduled in Appendix 1 of the IEE Regulations (f) The Electricity Supply Authorities Statutory Requirements (g) The Local Fire Authorities Requirements (h) The Local Building Control Authorities requirements (i) The Health and Safety at Works Acts (j) The Institution of Electrical Engineers 17th Edition Wiring Regulations Guidance Notes series. (k) Chartered Institution of Building Services Engineers current recommendations. Electrical Installations works shall only be undertaken by contractors approved by the National Council for Electrical Installation Contracting (NICEIC) 		
	Carried to collection	£	p

1.6.4	<p>Inspection, testing and commissioning</p> <p>The entire works shall be inspected, tested and commissioned in accordance with all relevant British Standard Specifications and Codes of Practice prior to handover of the project to the Employer.</p> <p>Installations shall be inspected and tested in sections as the work proceeds and test certificates issued accordingly. No section of the works shall be concealed prior to testing and inspection. Subsequent concealment where applicable shall only take place following written authority from the CA.</p> <p>The Contractor shall draw up a testing and commissioning programme which shall include the details of the proposed inspection dates on site. The documentation provided shall include detailed method statements as to how the tests are proposed to be carried out and any associated health and safety risk assessments necessary.</p> <p>Testing and inspection shall be carried out at times convenient to the Employer and therefore shall include for all necessary out of hours working costs in the Tender.</p>		
1.6.6	<p>Commissioning</p> <p>Upon satisfactory completion of final inspection and tests each section of the electrical installation shall be commissioned and left in fully working order.</p> <p>A commissioning schedule shall be prepared detailing the systems and sections to be commissioned including the time required with dates for specific operations. The schedule shall include details of other services and attendance's required by others [for example Directly Employed Contractors]. The commissioning schedule shall be made available to the CA in draft form for comments not less than three weeks in advance of the date on which commissioning is to commence.</p> <p>Operations carried out in connection with the commissioning and putting into operation of the installation shall be carried out in a safe and competent manner and in accordance with the provisions of the Factory Acts, Health and Safety at Work Act with its associated Statutory Regulations, the Electricity Regulations and to the complete satisfaction of the Engineer.</p>		
1.6.7	<p>Lighting installation</p> <p>Maintain, protect, make safe and re-commission the existing lighting installation in accordance with the requirements and regulations referred to in previous sections.</p>		
1.6.8	<p>Emergency Lighting installation</p> <p>Maintain, protect, make safe and re-commission a lighting installation in accordance with the requirements and regulations referred to in previous sections.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440/07772369230] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
	Carried to collection	£	p

1.6.9	<p>Fire Alarm & Detection System</p> <p>Decommission [localised areas only after obtaining written approval from the CA], make safe, reinstate and re-commission the fire detection and alarm system. The installation is only to be worked on by a contractor with BAFE <u>SP203</u> accreditation approved for the Design, Installation, Commissioning and Servicing of Fire Alarm and Detection systems.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.6.10	<p>Small power</p> <p>Decommission [localised areas], make safe, reinstate and re-commission the small power installation in accordance with the requirements and regulations referred to in previous sections.</p> <p>The contractor is responsible for all power to the Directly Employed Contractors installations and in this regard the contractor shall read all of the information in the Tender Documents in order to identify the full extent of the individual requirements.</p> <p>All small power outlets are to be re-positioned in the same locations.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.6.11	<p>Earthing</p> <p>The contractor shall allow for all earthing and bonding of pipework and fitments as required to comply with the current edition of the IEE Wiring Regulations.</p>		
1.6.12	<p>Defects Liability period</p> <p>The Contractor shall provide a 24 hour call out service for a period of three months following the contract completion. The service shall allow for the relevant contractor to rectify any defects with the electrical installation within a 12 hour period of being notified [by any means].</p>		
	Carried to collection	£	p

1.7	DIRECTLY EMPLOYED CONTRACTORS		
1.7.1	<p>The following areas of work will be carried out by the Employer's Direct Employed Contractors (DEC). In each case the Contractor shall allow for providing access for the relevant DEC and suitable attendance within tender documentation for co-ordination, programming and Health and Safety supervision.</p> <p>The contractor is referred to each of the separate quotations provided by the DEC's. When providing the quotation the DEC was specifically asked to list the works that they would require from the main contractor. The contractor shall be required to familiarise him/herself with the DEC works and to specifically allow to undertake all works highlighted for the main contractor.</p> <p>NB: It may be possible that certain requirements in the DEC's specifications has been missed and is not shown in the tender drawings. It is the contractor's responsibility to clarify any concerns in this regard with the CA during the tender period.</p>		
1.7.2	<p>Intruder Alarm</p> <p>The Security/Intruder Alarm & Door Access System works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
	Carried to collection	£	p

1.7.3	<p>CCTV Installation</p> <p>The Security/Intruder Alarm & Door Access System works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
1.7.4	<p>Fire Alarm & Detection System</p> <p>The fire alarm and detection installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
1.7.5	<p>Telephones And Intercom System</p> <p>The Telephone and Intercom installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Email: it.servicedesk@nottsc.gov.uk Phone: 01159772010</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
	Carried to collection	£	p

1.7.6	<p>IT & Data Installation</p> <p>The IT and Data installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Email: it.servicedesk@nottsc.gov.uk Phone: 01159772010</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
	Carried to collection	£	p

1.8	<p>WORKS TO CRECHE AND ADJOINING ROOMS [STORE, KITCHEN AREA, CHILDREN'S WC, WC, LOBBY, OFFICE AND MAIN KITCHEN]</p> <p>THESE WORKS WERE ADDED TO THE PROGRAMME BY THE CLIENT FOLLOWING THE COMPLETION OF THE ORIGINAL SECTION 2 DOCUMENT AND THIS IS THE REASON THEY HAVE BEEN REFERED TO SEPERATELY BELOW. THE WORKS FORM PART OF THE TENDER PACKAGE AND SHALL BE UNDERTAKEN UNDER THE SAME CONTRACT.</p>		
1.8.1	Enabling and Demolition		
1.8.1.1	The contractor shall allow for all works as Section 1.1 of this document.		
1.8.2	Site wide building works		
1.8.2.1	<p>Protection</p> <p>The contractor shall allow for protecting all of the external areas, including providing temporary boarding to the external play area [safety surfacing] to reduce the risk of damage to the same.</p> <p>No works which increase risk of damage occurring to the external soft playing surface shall be permitted. For example; the mixing of concrete or any wet trade works where the overflow of the wet material may result in damage.</p>		
1.8.2.2	<p>Clean</p> <p>On completion of the works and prior to handover of the site to the Employer, the contractor shall allow to undertake a thorough clean of the external areas.</p>		
1.8.3	Internal building works		
1.8.3.1	<p>Protection</p> <p>The contractor shall allow for protecting all of the internal areas, including providing temporary physical protection to those areas which are at greatest risk of being damaged. Examples, include:</p> <ul style="list-style-type: none"> • Entrance doors • Access routes • Windows • All construction elements and services which are retained in-situ while the works are undertaken. <p>The contractor shall also allow for protection against dust and shall ensure that this does not contaminate surfaces [for example: trickle vents to windows] or mechanical and electric services [for example: light fittings, plastic conduit and smoke detectors etc].</p>		
	Carried to collection	£	p

	<p>The contractor shall be responsible for the security of the building at all times and shall ensure that during the works measures are put in place to prevent unauthorised access to the works and building. When the site is closed all possible entrance routes shall be secured by metal security screens [insurer approved].</p> <p>The contractor shall also ensure that all drainage runs which are exposed, be protected against contamination with debris.</p> <p>NB: The main public access route and the fire escapes from the building must not be blocked or restricted at any time.</p>		
1.8.3.4	<p>Clean</p> <p>On completion of the works and prior to handover of the site to the client, the contractor shall allow to undertake a thorough clean of the internal areas.</p>		
1.8.3.5	<p>Existing fixtures and fittings</p> <p>Due to the nature of the works and the retention of the internal walls and glazed screens there are a large number of items which will need to be carefully removed and then reinstated once the new floor construction has been installed. These are covered within separate sections of this report [for example: Reinstatement of walls at low level]. In addition to these works which will need to be undertaken by the different trades, the contractor shall also allow for removing and re-fixing all other items. Examples includes:</p> <ul style="list-style-type: none"> • Plastic vertical edge protectors to reveals • Pin boards • Coat hooks • Leaflet holders <p>For clarity. The contractor shall remove and refix all fixtures and fittings that need to be moved to allow the works to be completed.</p> <p>NB: All unfixed furniture and stored items will be removed from the work areas by the employer prior to the commencement of the works.</p>		
1.8.3.6	<p>New Floor Construction</p> <p>Break out of existing floor construction and fill material</p> <p>The contractor shall allow for the breaking out and removal of the existing floor construction to the position as shown on the Tender Drawings [Hatched area to Drawing HAR024].</p> <p>The contractor shall construct new ground floor construction as detailed in the Tender Drawings to the same location. This shall comprise:</p>		
	Carried to collection	£	p

1.8.3.7	<p>Ground below fill</p> <p>The ground shall be suitable to support the ground bearing floors without undue movement. Before fill is placed, all top soil containing roots and vegetation shall be removed and a suitable bearing surface prepared.</p> <p>The surface of the excavated ground will need to be inspected by the Structural Engineer prior to the contractor laying the new hardcore base. Following the visit, it will be the contractors responsibility to obtain <u>written confirmation</u> from the Engineer in which the Engineer will need to confirm that he is happy with the condition and load bearing capacity of the ground and that the contractor may proceed to lay the hardcore.</p>		
1.8.3.8	<p>Fill material</p> <p>The fill material [sub-base] shall be of Type 1 Granular material [maximum size of hardcore to be 75mm] to be mechanically compacted in 150mm layers.</p> <p>In addition to pricing this item [350mm deep hardcore to whole of new floor], the contractor shall include below a cost per 1m² for the additional excavation, supply, laying and compacting of 150mm of compacted hardcore. NB: The floor area to be replaced is approximately 161m².</p> <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 10px auto;"> <p>£ m²</p> </div> <p>This additional cost will be referred to if additional excavation and hardcore material is required over and above the 350mm specified.</p>		
1.8.3.9	<p>Damp Proofing</p> <p>The new ground bearing concrete floor slab shall be protected against ground moisture by providing a continuous membrane. This shall be Visqueen High Performance Damp Proof Membrane 500um [Colour yellow]. The membrane to have 300mm laps at joints with all joints taped with 100mm wide double sided Visqueen tape. The membrane shall also link with the existing DPCs in the external walls in order to provide an impervious barrier to prevent moisture reaching the interior of the building. The linking shall take into account the risk of differential movement.</p> <p>When the membrane is located below the slab, a blinding layer of sand shall be provided to fill voids in the hardcore and so prevent the risk of puncture of the membrane.</p> <p>It is important that the contractor allows for the cost of lapping the DPM with the existing DPC [Min 150mm overlap and all joints to existing downfold DPM to be folded and taped to new DPM].</p>		
	Carried to collection	£	p

1.8.3.10	<p>Insulation</p> <p>Refer to the Tender Drawings for the type of insulation to be used.</p> <p>Floor slab and upstand to be 30mm thick Kingspan Thermafloor TF70 on new 500um DPM lapped up to existing DPC in wall. Between top of insulation and concrete above install a polythene sheet [not less than 125 micron/500gauge], to prevent the wet concrete penetrating the joints between the boards, and to act as a vapour layer. Polythene sheet to have 150mm overlaps, be taped at the joints and be turned up minimum of 100mm up the walls.</p> <p>NB: Thermal insulation materials for use below ground bearing slabs shall have:</p> <ul style="list-style-type: none"> • Appropriate density for the location • Low water absorption • Resistant to ground contamination [if below slab and DPM] • If expanded polystyrene boards, to be grade EPS 70 to BS EN 13163. 		
1.8.3.11	<p>Concrete slab</p> <p>Refer to Structural Engineers Drawings and Specification [Tender Documents]. This includes protection measures against contaminants within the soil.</p> <p>The slab shall be constructed so that the top surface shall be:</p> <p>Level of floor – Maximum 4mm out of level per metre for floors up to 6m across and maximum of 10mm overall in any other case.</p> <p>Flatness of floor - +/- 5mm maximum deviation from the underside of a 3m straight edge resting in contact with the floor.</p> <p>The new floor will need to be powered floated to provide finish ready for new floor finishes to be applied.</p> <p>The floor shall be finished at a level to ensure that all floor finishes run through at the same level and are in a condition ready to receive new floor finishes. The making up of levels with screed will not be accepted.</p>		
1.8.3.12	<p>Formation of new expansion joints</p> <p>The contractor shall allow to form new expansion joints to the locations shown on the Tender Drawing HAR027.</p> <p>The contractor shall allow for all associated works in connection with the new works.</p>		
1.8.3.13	<p>Floor Finishes</p> <p>The contractor shall allow to remove and dispose of the existing floor finishes and lay new floor finishes to the locations detailed below. All floor finishes are to be laid strictly in accordance with the manufacturer's instructions and the main contractor is to obtain and install to the manufacturer's method statement and installation documents.</p> <p>Include for organising, taking delivery unloading and safe storage of all floor finishes.</p>		
	Carried to collection	£	p

	<p>Lay new floor finishes to the following locations:</p> <p>NB: Provide breakdown for each area/type of floor finish.</p> <p>New Carpets – Occupied spaces</p> <ul style="list-style-type: none"> Office Creche <p>NB: There are currently no carpets to these locations.</p> <p>New carpets to be by Joseph Hamilton & Seaton:</p> <p>Tel: 01827 831 40. Web: www.jhscarpets.com Email: sales@jhscarpets.com</p> <p>All carpets to be from the Impervious Cut Pile Collection. Colours to be agreed in writing between Contractor and Employer prior to order by the contractor. however, for Tender purposes allow for Ref: 42 [Golden Forest].</p>		
1.8.3.14	<p>New Carpets - Lobby</p> <ul style="list-style-type: none"> Lobby – Between external entrance door and Creche <p>The contractor shall allow for the removal and disposal of the existing carpet in the Lobby and also for laying a new carpet. The new carpet shall be similar to the carpet being removed. For Tender purposes, the contractor shall allow for the carpet to be based on a supply cost of £22 per meter.</p> <p>The contractor shall provide at the pre-start meeting a sample of carpets for approval by the client. Sample to be agreed in writing between Contractor and Employer prior to order by the contractor.</p>		
1.8.3.15	<p>Vinyl Sheet</p> <ul style="list-style-type: none"> Children's WC area off the Creche Adult and Children's Kitchen off the Creche WC Main kitchen <p>New Polysafe Vogue Ultra PUR – Woodland Grey - Code 4770. The vinyl flooring sheet will need to be site-coved up the adjoining walls. Allow for Polysafe 'CF Cove former' to create radius at floor/wall junction and to the head of the coved vinyl allow to install Polysafe Type CS capping strip in same colour.</p> <p>All joints to upstands to be welded in accordance with the manufacturers recommendations.</p>		
	Carried to collection	£	p

1.8.3.16	<p>Thresholds</p> <p>Supply and fit new aluminium or other appropriate diminishing threshold to the junction of all new floor finishes. All thresholds to be as recommended by the relevant floor finish manufacturer.</p> <p>NB: For clarity, the contractor shall be responsible for the cost of supply and installation of all new floor finishes and thresholds.</p>		
1.8.3.17	<p>Ceilings</p> <p>The contractor shall allow to repair the cracked and damaged ceiling surfaces throughout all rooms as follows:</p> <ul style="list-style-type: none"> • All ceiling boards to be re-fixed to ensure they are secure and not at risk of moving prior to scrim tape being applied. • All joints and screw heads to be finished with self adhesive scrim tape. • Prepare surfaces and provide 3mm Gypsum Multi-finish plaster skim coat to all ceilings. <p>The skim coat plaster finish will be finished in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p> <p>Contractor to provide breakdown cost for each room:</p> <ul style="list-style-type: none"> • Creche • Store • Kitchen area off Creche • Children's WC • WC • Lobby • Office • Lobby • Main Kitchen 		
	Carried to collection	£	p

1.8.3.18	<p>Wall Plaster/Plasterboard Finishes</p> <p>The contractor shall allow to remove the low level section of:</p> <ul style="list-style-type: none"> all partitions in order to allow the existing floor to be replaced, and all external walls to allow the new DPM to be lapped with the existing DPC/DPM arrangement. <p>Once the new floor has been installed, the contractor shall allow to reinstate all partitions and disturbed areas of the external walls.</p> <p>NB: The contractor may decide to remove in whole and reinstate on completion, the glazed screens and door openings to the Office and Lobby. Clarification of the same will be required when the Tender is returned.</p> <p>The contractor shall allow for clean straight horizontal cuts to the partitions and external walls and for making good in construction to match the existing.</p> <p>To all walls [external walls and re-instated partition walls] to all rooms, the contractor shall allow for:</p> <ul style="list-style-type: none"> All fractured boards to be re-fixed to ensure they are secure and not at risk of moving prior to scrim tape being applied. All joints and screw heads to be finished with self adhesive scrim tape. Preparation of surfaces and application of 3mm Gypsum 'Multi –finish' or 'Board-finish' skim coat to all walls. This includes making good to reveals and the like to address the minor fractures. <p>The plaster works shall be completed in accordance with British Gypsum's 'Finishing Guide for Thistle plaster and Gyproc plasterboard' dated 2009.</p> <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster to all of the exposed walls. [If in doubt prepare site sample for CA approval prior to proceeding with decoration]. All walls are to be Class O Surface Spread of Flame.</p> <p>Important: The contractor will need to allow for all temporary supports for when the bottom of the walls are removed.</p>		
1.8.3.19	<p>Wall tiles</p> <p>The contractor shall take special precautions to protect all ceramic wall tiles from breakage.</p>		
1.8.3.20	<p>Joinery</p> <p>The contractor shall allow for the carefully disassembly, re-location, storage [in chair store of Main Hall], re-location, re-fixing and re-installation of the following:</p> <p>Kitchen off Creche -</p> <ul style="list-style-type: none"> All aspects of the Kitchen units [units, doors, plinths, sinks, end panels, worktops, etc]. The low level partition wall which separates the Adult Kitchen from the Children's Kitchen. 		
	Carried to collection	£	p

	<ul style="list-style-type: none"> To the Adult Kitchen only, it is possible that the worktop may need to be replaced due to there being a mitred joint which may be glued. On this basis, the contractor shall include here the extra over cost [above the Tender figure] to replace the worktop on a like for like basis. The tender figure shall include the cost to remove the existing worktop and re-fix it. <div data-bbox="413 409 627 530" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> New worktop £ </div> <ul style="list-style-type: none"> Safety gates. <p>Main Kitchen –</p> <ul style="list-style-type: none"> All aspects of the Kitchen units [units, doors, plinths, sinks, end panels, worktops, etc]. It is also possible that the worktop may need to be replaced due to there being a mitred joint which may be glued. On this basis, the contractor shall include here the extra over cost [above the Tender figure] to replace the worktop [located above the area of floor to be replaced] on a like for like basis. The tender figure shall include the cost to remove the existing worktop and re-fix it. <div data-bbox="399 987 611 1108" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> New worktop £ </div> <p>Children's WC off Creche –</p> <ul style="list-style-type: none"> All aspects of the wc and sink fittings [cubicles, sink housings, service housing including framework and finished exposed panels etc]. The low level partition wall which separates the WC area from the Creche. <p>Store - Shelving</p> <p>Lobby –</p> <ul style="list-style-type: none"> Shelving Feature wall panels. <p>Creche - Safety gates</p> <p>All rooms –</p> <ul style="list-style-type: none"> Doors [including finger guards]. Where door frame/doors are integrated units [for example: Office door] the decision on whether the whole unit will need to be removed and re-fixed will need to be made by the contractor. If left in-situ, any damage caused, will need to be rectified at the builder's cost. 		
	Carried to collection	£	p

	<ul style="list-style-type: none"> Pipe and service boxings. <p>NB: It is important that when the contractor visits the property [pre-tender return] they assess such items and if the contractor believes that the items may be damaged when removed, allowance will need to be included in the returned tender for replacement on a 'like for like' basis. There will be no additional money for replacement of items which are damaged by the contractor during the strip-out or reinstatement process.</p>		
1.8.3.21	<p>Skirtings and architraves [vertical sections only]</p> <p>The contractor shall allow for removal and disposal of the existing skirtings and architraves [vertical sections only] and for the replacement of the same with new soft wood/MDF skirtings to all walls where they are fixed at present. The skirting shall be of the same material and size as the existing.</p> <p>The contractor shall allow for all new boxings for pipe runs where they are currently integral to the skirting.</p>		
1.8.3.22	<p>Decoration</p> <p>Location</p> <p>The rooms listed below will be decorated throughout:</p> <ul style="list-style-type: none"> Creche [including attached Children's WC area and Kitchen] Store Lobby Office WC Main Kitchen 		
1.8.3.23	<p>Ceilings [Emulsion]</p> <p>The contractor shall prepare the existing and new surface and redecorate with:</p> <ul style="list-style-type: none"> 2 No. coats Dulux white matt emulsion paint, with 1 No. additional mist coats white Dulux matt emulsion paint to new plaster/plasterboard. <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster and that the location of any repair or patch [plaster or timber] cannot be seen.</p> <p>The existing and new finishes shall be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
	Carried to collection	£	p

1.8.3.24	<p>Walls [Emulsion]</p> <p>The contractor shall prepare the existing and new surfaces and redecorate with:</p> <ul style="list-style-type: none"> • 2 No. coats Dulux soft sheen emulsion paint • 1 No. additional mist coat of Dulux emulsion paint to new plaster/plasterboard. <p>Colours to be agreed in writing between Employer and Contractor prior to Contractor ordering any paint.</p> <p>Prior to decoration, the contractor shall ensure that a level and smooth finish is provided by the new plaster and that the location of any repair or patch [plaster or timber] cannot be seen.</p> <p>The existing and new finishes shall be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p>		
1.8.3.25	<p>Other surfaces</p> <p>The contractor shall allow for re-decorating both the existing and new internal decorative finishes, including those to the following areas:</p> <ul style="list-style-type: none"> • Door linings and architraves • Internal doors • Boxings • Skirting • Window boards • Glazed screens • All other woodwork and metal to previously painted areas. <p>The contractor shall allow for 1 No coat Dulux undercoat and 1No. coat either Dulux gloss or matt paint with knotting and 1 No. coat Dulux primer to new woodwork. All finishes are to be prepared and then decoration applied in accordance with the recommendations of Dulux Trade products. The contractor shall use only the correctly prescribed products, materials and procedures. Failure of finishes due to the incorrect use of recommended products and procedures will be rectified at the contractors cost.</p> <p>All finishes are to be Class 0 class 1 Surface Spread of Flame.</p>		
	Carried to collection	£	p

1.8.4	Mechanical Installation		
1.8.4.1	<p>Performance Specification</p> <p>The Contractor shall be responsible for the decommissioning, storage, re-installation and re-commissioning of all mechanical and plumbing installations affected by the works. Examples include:</p> <p>Kitchen off Creche & Main Kitchen -</p> <ul style="list-style-type: none"> • All in connection with the service installation, such as: supply and waste pipework and pipework and radiators relating to heating installation. • The sinks. • The connections to the integrated and free standing appliances. <p>Childrens WC off Creche –</p> <ul style="list-style-type: none"> • All in connection with the service installation, such as: supply and waste pipework and pipework and radiators relating to heating installation, • The WCs, sinks and all associated fixtures and fittings. • The service housings located to the rear of the WCs. <p>WC –</p> <ul style="list-style-type: none"> • Sink, WC and pipework. <p>Store –</p> <ul style="list-style-type: none"> • Cleaners sink. <p>The contractor shall allow for ensuring that the removal of elements of the mechanical and plumbing installations does not have any adverse effect on the operation of the building. For example:</p> <ul style="list-style-type: none"> • The removal of any of the radiators or associated equipment must not affect the operations of the retained heating installation in the property. • The removal of the WCs and associated goods, must not affect the safe operation of the other WCs in the property. • The works to the supply and waste pipework, must not restrict the operation of clean drinking water supply, or removal of waste from the property. <p>It is the contractor' responsibility to establish the extent of these works prior to returning the Tender.</p>		
	Carried to collection	£	p

	<p>All re-installation works shall comply in full with all the requirements and regulations of the following:</p> <p>(a) Building Regulations. (b) Relevant current British Standards and Codes of Practice. (c) The Health and Safety at Work Act. (d) Fire Officer Committee Rules and Local Fire Brigade Prevention Officer requirements. (e) CIBSE Design Guides (f) Disposal of Waste Regulations. (g) Water Regulations (h) The Construction Design & Management Regulations 2015 (CDM Regulations) (i) The IEE Regulations for the electrical installations, 18th Edition with all amendments. (j) The Electricity Acts. (k) The local Gas and Electricity Undertakings.</p>		
1.8.4.2	<p>Heating installation</p> <p>Decommission, re-route and store [as necessary], make safe, reinstate and re-commission the heating installation in accordance with the requirements and regulations referred to in the previous sections.</p> <p>The Employers current Heating Engineer is Yorkshire Mechanical Services [Tel: 07952 058621]. Yorkshire Mechanical Services may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.8.4.3	<p>Hot Water</p> <p>If elements of the hot water installation have to be removed as part of the works, all disturbed elements of the installation shall be reinstated on completion of the works.</p> <p>Where reinstated, the contractor shall install final connections to all basins and sinks. Each shall incorporate 'ball-o-fix' isolating valves and all necessary drain cocks. Pressure reducing valves shall be installed where necessary. All pipework shall be installed in copper and incorporate the necessary unions to prevent electrolytic action between pipework. All pipework and fittings shall comply with the relevant British and European standards and shall be installed in accordance with the manufacturer's recommendations.</p>		
1.8.4.4	<p>Flushing and Chlorination</p> <p>NB: Only relevant if elements of the water services [supply installation] are disturbed as part of the works. It is the contractor's responsibility to establish the extent of these works prior to returning the Tender.</p> <p>Tests shall be carried out on the completed systems and samples sent to the laboratory for analysis. All tests shall show that the water quality is potable and uncontaminated before acceptance of the system is made for final connection to the mains supply.</p> <p>All cold water installations must conform to the Water Supply [Water Fittings] Regulations once re-installed.</p>		
	Carried to collection	£	p

1.8.4.5	Material and Workmanship NB: General specification relating to reinstated items. a) Internal waste stacks and main vent pipes 50mm and above shall be of muPVC by Hunter 01622852654 and shall conform to BS EN 12056:2000. b) Internal above floor branch soil pipes and branch vent pipes 40mm and above shall be of muPVC by Hunter 01622852654 and shall conform to BS EN 12056:2000. c) Internal branch soil pipes and branch vent pipes less than 40mm diameter shall be of copper and fittings conforming to BS EN 1519. d) Exposed waste pipework serving sanitary ware [including basins] shall be installed in stainless steel or chrome. e) All internal waste pipes crossing ceiling voids or installed in floor voids shall be of cast Iron or copper and fittings conforming to BS EN 1519 additionally insulated to prevent noise breakout.		
1.8.4.6	Access Reinstated access points shall be positioned so as to give access for testing, rodding and maintenance of all sections of the system.		
1.8.4.7	Fire Stop Seals Reinstatement of fire compartment floors and walls shall be made good to match the existing structure. All pipes of 50mm dia and above passing through compartment floors and walls shall be fire stopped using 'firebreak' intumescent sleeves.		
1.8.4.8	Builders work Insitu holes are subject to the Structural Engineer's written approval prior to drilling.		
1.8.4.9	Testing Soundness testing of any reinstated sanitary plumbing installation shall be carried out using an air test in accordance with the Building Regulations H1 and BE EN 12056-2:2000. The contractor shall notify the building control approved inspector and shall arrange for all inspections and final test witnessing as required by them.		
1.8.4.10	Electrical works in connection with mechanical services The Contractor shall be responsible for the decommissioning, relocating, reinstatement and re-commissioning of the electrical installation works associated with the mechanical installations. This shall include all control and power wiring, the provision and installation of cables, conduits and the like that emanate from the control panels, all as necessary for the proper operation of the mechanical services systems.		
	Carried to collection	£	p

1.8.4.11	<p>Demonstrations and client instruction</p> <p>The contractor shall allow to demonstrate all re-instated mechanical and plumbing services systems and controls to the CA upon completion. This shall be carried out twice and at the following times:</p> <p>1. On the day of handover to the client at a time to be agreed.</p> <p>2. 10 days after the initial handover at a time to be agreed with the staff.</p> <p>The contractor shall also allow to supply and install a laminated A4 sheet explaining how the installations work.</p>		
1.8.4.12	<p>Defects Liability period</p> <p>The Contractor shall provide a 24 hour call out service for a period of three months following the contract completion. The service shall allow for the relevant contractor to rectify any defects with the re-instated mechanical and plumbing installation within a 12 hour period of being notified [by any means].</p>		
1.8.5	<p>Electrical Installation</p>		
1.8.5.1	<p>Performance Specification</p> <p>The Contractor shall be responsible for the decommissioning, storage, re-installation and re-commissioning of the electrical installations affected by the works.</p> <p>In general the areas of work covered by this tender package are:</p> <ul style="list-style-type: none"> i) Remove and re-fix in connection with the works. For example: light fittings to ceilings to enable the ceilings to be finished with skim coat plaster. ii) Stripping out & making safe. For example: Wiring to kitchen units which need to be removed and reinstated. Also wiring to walls which will need to be removed at low level. iii) Lighting installation – Check that installation is fully working on completion of the works iv) Emergency lighting installation – Check that installation is fully working on completion of the works v) Small power installation – Remove and refix on completion of the works to same locations vi) Fire detection and alarm system – Check that installation is fully working on completion of the works vii) Testing, commissioning and client instruction viii) Removal and re-fixing all elements of the installation in accordance with the works. For example: Plaster works affecting sockets] <p>Where the electrical installations are reinstalled to the same locations at no time shall they be left live 240v in the work area. All elements of the installation that are removed will need to be dismantled and made safe.</p>		
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	<p>All reinstated installations shall comply in full with all the requirements and regulations of the following:</p> <ul style="list-style-type: none"> (l) The IEE Regulations for the electrical installations, 17th Edition with all amendments. (m) The Electricity Acts. (n) The local Gas and Electricity Undertakings. (o) Relevant current British Standards and Codes of Practice. (p) The Health and Safety at Work Act. (q) Fire Officer Committee Rules and Local Fire Brigade Prevention Officer requirements. (r) Building Regulations. (s) CIBSE Design Guides. (t) Disposal of Waste Regulations. (u) Water Regulations (v) The Construction Design & Management Regulations 2015(CDM Regulations). <p>UNDER NO CIRCUMSTANCES MUST THE WORKS TO THE ELECTRICAL INSTALLATION HAVE ANY CONTRIBUTORY EFFECT ON THE DAY TO DAY OPERATION OF THE BUILDING OR THE EMPLOYERS OPERATIONS.</p>		
1.8.5.2	<p>Contractor design</p> <p>If is possible that the removal of elements of the existing electrical installation will mean that re-design will be required in connection with the reinstatement works. As a consequence the contractor shall take into account and allow for the following:</p> <ul style="list-style-type: none"> i) Bracketry, supports, fixings and clamps ii) Control of distribution system to achieve performance criteria specified iii) Layout and construction design iv) Layout and sizing of all wireways including conduit, trunking and trays vi) Lighting control system to meet the specified performance criteria vii) Design of wiring systems viii) Selection of plant and equipment to meet the specified criteria including all services design and co-ordination required to modify services connections, to facilitate the plant and equipment selected. ix) Production of working drawings and co-ordination as required by the specification xiii) Builders work in connection 		
1.8.5.3	<p>Regulations</p> <p>All works in accordance with the electrical services installation shall comply fully with the following Regulations:</p> <ul style="list-style-type: none"> (a) BS:7671, the Institution of Electrical Engineers Regulations for Electrical Installations (these Regulations may be referred to as the 'IEE Regulations elsewhere in this specification) current edition incorporating all amendments published to date (b) The Statutory Regulations and Associated Memoranda scheduled in Appendix 2 of the IEE Regulations (c) The Electricity at Work Regulations 1989 (d) Government Legislation, Local Authority Regulations, recommendations, requirements and byelaws. (e) All British Standards referred to herein and as scheduled in Appendix 1 of the IEE Regulations 		
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	<p>(f) The Electricity Supply Authorities Statutory Requirements</p> <p>(g) The Local Fire Authorities Requirements</p> <p>(h) The Local Building Control Authorities requirements</p> <p>(i) The Health and Safety at Works Acts</p> <p>(j) The Institution of Electrical Engineers 17th Edition Wiring Regulations Guidance Notes series.</p> <p>(k) Chartered Institution of Building Services Engineers current recommendations.</p> <p>Electrical Installations works shall only be undertaken by contractors approved by the National Council for Electrical Installation Contracting (NICEIC)</p>		
1.8.5.4	<p>Inspection, testing and commissioning</p> <p>The entire works shall be inspected, tested and commissioned in accordance with all relevant British Standard Specifications and Codes of Practice prior to handover of the project to the Employer.</p> <p>Installations shall be inspected and tested in sections as the work proceeds and test certificates issued accordingly. No section of the works shall be concealed prior to testing and inspection. Subsequent concealment where applicable shall only take place following written authority from the CA.</p> <p>The Contractor shall draw up a testing and commissioning programme which shall include the details of the proposed inspection dates on site. The documentation provided shall include detailed method statements as to how the tests are proposed to be carried out and any associated health and safety risk assessments necessary.</p> <p>Testing and inspection shall be carried out at times convenient to the Employer and therefore shall include for all necessary out of hours working costs in the Tender.</p>		
1.8.5.5	<p>Commissioning</p> <p>Upon satisfactory completion of final inspection and tests each section of the electrical installation shall be commissioned and left in fully working order.</p> <p>A commissioning schedule shall be prepared detailing the systems and sections to be commissioned including the time required with dates for specific operations. The schedule shall include details of other services and attendance's required by others [for example Directly Employed Contractors]. The commissioning schedule shall be made available to the CA in draft form for comments not less than three weeks in advance of the date on which commissioning is to commence.</p> <p>Operations carried out in connection with the commissioning and putting into operation of the installation shall be carried out in a safe and competent manner and in accordance with the provisions of the Factory Acts, Health and Safety at Work Act with its associated Statutory Regulations, the Electricity Regulations and to the complete satisfaction of the Engineer.</p>		
1.8.5.6	<p>Lighting installation</p> <p>Maintain, protect, make safe and re-commission the existing lighting installation in accordance with the requirements and regulations referred to in previous sections.</p>		
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1.8.5.7	<p>Emergency Lighting installation</p> <p>Maintain, protect, make safe and re-commission a lighting installation in accordance with the requirements and regulations referred to in previous sections.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440/07772369230] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.8.5.8	<p>Fire Alarm & Detection System</p> <p>Decommission [localised areas only after obtaining written approval from the CA], make safe, reinstate and re-commission the fire detection and alarm system. The installation is only to be worked on by a contractor with BAFE <u>SP203</u> accreditation approved for the Design, Installation, Commissioning and Servicing of Fire Alarm and Detection systems.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.8.5.9	<p>Small power</p> <p>Decommission [localised areas], make safe, reinstate and re-commission the small power installation in accordance with the requirements and regulations referred to in previous sections.</p> <p>The contractor is responsible for all power to the Directly Employed Contractors installations and in this regard the contractor shall read all of the information in the Tender Documents in order to identify the full extent of the individual requirements.</p> <p>All small power outlets are to be re-positioned in the same locations.</p> <p>The Employers current Electrical Engineer is Tate Electrical [Tel: 01302 321440] and they may be employed by the principal contractor. This will be a direct appointment by the Principal contractor.</p>		
1.8.5.10	<p>Earthing</p> <p>The contractor shall allow for all earthing and bonding of pipework and fitments as required to comply with the current edition of the IEE Wiring Regulations.</p>		
1.8.5.11	<p>Defects Liability period</p> <p>The Contractor shall provide a 24 hour call out service for a period of three months following the contract completion. The service shall allow for the relevant contractor to rectify any defects with the electrical installation within a 12 hour period of being notified [by any means].</p>		
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1.8.6	<p>Directly employed contractors</p> <p>Refer to section 1.7 of this report. In each case the Contractor shall allow for providing access for the relevant DEC and suitable attendance within tender documentation for co-ordination, programming and Health and Safety supervision.</p> <p>The contractor is referred to each of the separate quotations provided by the DEC's. When providing the quotation the DEC was specifically asked to list the works that they would require from the main contractor. The contractor shall be required to familiarise him/herself with the DEC works and to specifically allow to undertake all works highlighted for the main contractor.</p> <p>NB: It may be possible that certain requirements in the DEC's specifications has been missed and is not shown in the tender drawings. It is the contractor's responsibility to clarify any concerns in this regard with the CA during the tender period.</p>		
1.8.6.1	<p>Intruder Alarm</p> <p>The Security/Intruder Alarm & Door Access System works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
1.8.6.2	<p>CCTV Installation</p> <p>The Security/Intruder Alarm & Door Access System works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
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1.8.6.3	<p>Fire Alarm & Detection System</p> <p>The fire alarm and detection installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Hi Tech Fire and Security Unit 17 Lee Bridge Estate Halifax West Yorkshire HX3 5HE</p> <p>T: 01422 330 071 M: 0797 437 1302</p> <p>Email: info@hi-techsecurityandfire.co.uk</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
1.8.6.4	<p>Telephones And Intercom System</p> <p>The Telephone and Intercom installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Email: it.servicedesk@nottsc.gov.uk Phone: 01159772010</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
1.8.6.5	<p>IT & Data Installation</p> <p>The IT and Data installation works are to be carried out by the Clients Directly Employed Contractor:</p> <p>Email: it.servicedesk@nottsc.gov.uk Phone: 01159772010</p> <p>The Main Contractor is referred to Section 1, of the Preliminaries Document. (Attendance for co-ordination, programming and Health and Safety supervision on others directly engaged by the Employer).</p>		
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	Page 1		
	Page 2		
	Page 3		
	Page 4		
	Page 5		
	Page 6		
	Page 7		
	Page 8		
	Page 9		
	Page 10		
	Page 11		
	Page 12		
	Page 13		
	Page 14		
	Page 15		
	Page 16		
	Page 17		
	Page 18		
	Page 19		
	Page 20		
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	Page 40		
	Page 41		
	Page 42		
	Page 43		
	Page 44		
	Page 45		
	Page 46		
	Page 47		
	Page 48		
	Page 49		
	Page 50		
	Page 51		
	Page 52		
	Page 53		
	Page 54		
	Page 55		
	Page 56		
	Page 57		
	Page 58		

	Page 59		
	Page 60		
	Page 61		
	Page 62		
	Page 63		
	Page 64		
	Page 65		
	Page 66		
	Page 67		
	Page 68		
	Page 69		
	Page 70		
	Page 71		
	Contingency costing for unseen works - £5500		
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