

Taunton Town Council – Depot alterations project

Prelims

Prior to the commencement of any works on site, provide temporary lighting and any necessary site protection. Provide the correct skips to dispose safely of all plasterboard offcuts, packaging materials and other detritus from site. A full time SMSTS site manager ensuring health and safety compliance to meet today's legislation, alongside a project manager to oversee the project and additional site labour for the loading and unloading of materials.

Demolition & Making Way Works

Strip out and dispose of the outlined existing partitioning and doors in the working area and all floor finishes are to be uplifted and disposed of, along with the suspended ceiling tiles and grid. Lighting, power and data is to be made safe and removed where necessary. Water feed to the kitchen, basins and toilets is to be capped, left in situ ready for reconnection. All other fixtures and fittings such as the kitchen and sanitaryware are to be removed. Aircon is to be drained down and removed which includes costing to reinstall. External making way work will be carried out as necessary.

Partitioning

Supply and install new partitioning to form the new partition layout as set out on supplied drawings. The new partitioning to consist of a steel stud framework hung with 12.5mm square edged plasterboards (moisture resistant where required) The new partition walls will be taped and jointed. Within the partition void will be R20 Rockwool slabs to maximise sound reduction between rooms, all new solid partitioning will be double boarded where indicated on the supplied drawing. Use a framed glazing system with acoustic glass to minimise sound transfer. The glazed partition is to have manifestations applied to conform with building regulations. Supply and install wall lining to the first floor consisting of 70mm stud, one layer of standard plasterboard and 50mm Rockwall slab insulation behind.

Doors & Joinery

Supply and install 9no single doors which will be fire rated where necessary, along with 1no double door set including acoustic seals. All doors to be set inside softwood primed frames and to include installation of new ironmongery and necessary signage. Install new bullnose MDF skirting board on any new partitions. Reinstall 2no existing door leaves into new softwood frames.

Ceilings

Install new 60-minute fire rated 600x600mm exposed grid suspended ceiling to the ground floor and a non-fire rated version to the first floor. New ceiling grid to be hung on galvanised stringers from the structural soffit. Allow for all scribing in and finishing works necessary to complete the ceilings.

Flooring

Where vinyl is to be installed, a latex patching compound is to be applied to the subfloor. Supply and install carpet tile throughout the office areas and meeting rooms, safety vinyl in the toilets and ground floor storage area, LVT in the kitchen and entrance matting in the entrance lobby. All new flooring will be installed using manufacturers recommended adhesives and will be complete with all necessary threshold and cover plates.

Decoration

Apply 2no full coats of Dulux trade emulsion paint to all previously prepared and newly installed walls. Previously painted woodwork is to be rubbed back and is to have 1no undercoat and 2no top coats of Dulux Satinwood applied. Existing door leaves are to be primed and painted in 2no coats of Dulux Satinwood. All window bars are to be prepared for decoration and have 2no top coats of Dulux Metalshield applied.

Power & Data

Supply, wire and install additional twin socket outlets (wired from existing ring mains) to the outlined locations in the supplied drawings. Install new surface mounted electrical trunking to the outlined areas. Install new RJ45 data points where indicated in our supplied drawings. New power and data installation to be tested upon commission. There will be 2no new 3 phase fuse boards with RCD & surge protection to accommodate the increased electrical supplies. Install 2no hold open door contacts on the double doors and a power and fire alarm link on the first floor.

Heating

Install 7no electric panel heaters to heat the ground floor waiting room, lobby, toilets and stairway. This includes feeds to power the heaters.

Lighting

Provide new 600 x 600 suspended ceiling LED lights with integrated emergency packs where necessary. These will be controlled by a mixture of movement sensors and switches depending on location. Ground floor lighting to be installed with fire hoods. There will be surface mounted lights in the vehicle drive through where there is no mezzanine. New lighting installation to be tested upon commission.

Access Control

Include a provisional sum to install power supplies for the externally provided access control systems.

Fire Alarm

Supply and install an L2 fire alarm system to suit the proposed layout, locations of sounders, detectors and panels for indication purposes only. The contractor will be responsible for the design.

Ventilation

Install fresh air into the ground floor office area via an inline fan with a small heater battery and install extract fans into all 3 toilets.

Air Conditioning

Install a new air conditioning/heat pump system on the first floor in the new office and meeting room to suit the proposed layout. Allow for all necessary electrical supplies and for all builders works to complete the installation. Install 3 no fire blankets to the ceiling cassettes on the ground floor. The cost to reinstate the existing ground floor units to be included in the demolition section.

Sanitaryware

Following the removal of the existing sanitaryware, install new toilets, doc m pack, basins, mirrors, hairdryers, electric shower, tray and enclosure.

Plumbing

The existing plumbing to the toilets and kitchen will be altered as necessary and the sanitaryware and sink will be connected to the new pipework.

Hygienic Cladding

Supply and install pastel coloured hygienic wall cladding to the walls behind the sanitaryware.

Tea point / kitchen

Installation of the outlined kitchen units including worktops, backboards, sink and tap, handles, integrated appliances and boiling/chilled water tap. Finishes to match Deane House (viewing can be arranged by appointment). Electrical, plumbing and waste provision to be made for the installation of a dishwasher and washing machine.

Externals

Carry out any necessary groundworks prior to installing any external elements. Supply and install an equipment/van wash recirculating filter/silt trap. Supply and install a 12m

x 5m canopy and an 18m x 5m canopy of an appropriate style for vehicle parking and protection of EV charging points.

External Trenching

Dig a 32m trench for the external electric cable to reach the EV charging points. Alternatively, appropriate surface mounted cable routing may be considered.

Mezzanine

Install a mezzanine structure floor built for office and storage use including steel staircases, dressing of the staircase, plant equipment hire and calculations.

Windows

Install new windows to comply with part L regulations at first floor mezzanine level in the front and back faces of the building. Remove first the existing sign that covers this part of the building. Contractor to manage all associated Planning and Building Regulations requirements to ensure full compliance.

EV Charging Points

Supply and install 2no fast charge and 4no slow charge electric vehicle charging points externally along with 3no lawnmower charging points inside the vehicle drive through area.

Furniture

Supply and install new furniture items (electric rise/fall desks, chairs, etc) shown in the proposed layout drawings. (Examples of suitable format may be viewed at TTC office, Deane House, Taunton, by arrangement).

We can confirm that no asbestos is present on site – recent survey available.