TENDER ISSUE

Schedule of Works

Almondsbury Parish Council

The Scout Hut

24A Gloucester Road

Almondsbury

BS32 4HA

**PROPOSED WORKS**

**TO**

**HALLEN VILLAGE HALL AND RECREATION CENTRE MOORHOUSE LANE HALLEN BS10 7RU**

Date: - 21st March 2018

Revision Date: -

This Schedule of Works is to be read in conjunction with and in association with **GSH Architects Ltd** drawings numbers:

GSH Architects - Project Ref: 16-0124 Drawings Numbers- 001, 002A, 102E, 200A, 201 & 300

Structural Engineers- Ref: 17074 – Structural Report & drawings SK01, SK02 & SK03

**Client Details**- Almondsbury Parish Council – Contact Lois Stock (Clerk) - Mobile: - 07925 566 310

**Contractor Details**- To Be Appointed

**Agent Details**- GSH Architects Ltd – Simon Coles: - Mobile:  0778 0000 220

**Building Regulation** - Cook Brown Building Control Ltd Ref: BR 12182 – Contact Andy Clark- Tel: - Office -01275 848 228

**Structural Engineers** – Rise Consulting Structural Engineers– Contact Marco Rozzi- Tel: - 0117 317 9801

**Principle Designer CDM Advisor** – Lazenby Construction Safety Ltd – Contact Frederick Herr- Tel: - Office 01656 762 270

**Services Consultant** – UCSM Ltd (Utility Customer Service Management Ltd) – Contact Mark Boyce Tel: - Office 0845 056 0256

***General Project Description***

1. Internal remodel to create separation to Function hall, Skittle Alley area & Conservatory.
2. Form new Opening from Skittle Alley to Football Bar with folding / sliding doors.
3. Create new Kitchen area leading from existing Football Bar and with access from Hallway.
4. Form new suspended ceiling in Football Bar, Function hall & Skittle Alley area.
5. Lay new flooring to Football Bar, Function hall, Skittle Alley area & Conservatory.
6. Split electrical supplies into two separate areas for separate metering.
7. Function hall
8. Football Bar & Skittle Alley area and communal areas

**Preliminaries & setup costs**

1.1 See other documentation

**Standards**

2.1 All works to comply with local authority controls, recognised standards and in line with good working practices

2.2 All works associated with Oil fired boilers to be carried out by OFTEC registered contractor

2.3 Electrical works to be carried out by approved NIC EIC registered electrician and to comply with approved document P of the Building Regulations

2.4 All disturbed work to be made good

2.5 Contractor to provide experienced site manager to be on site and act as primary point of contact for the works

2.6 Security of the building will be the responsibility of the contractor

**Site Preparation**

3.1 Agree position of materials and equipment storage

3.2 Erect all fences & safety protection / notices to secure site

3.3 Locate all incoming services and establish drainage runs & falls

3.4 Liaise directly with statutory service providers and include **ALL** associated costs for installation & supply of new meters

3.5 Protect existing services throughout Contract Period

3.6 Provide & erect all scaffolding required to carry out the works and remove when complete

3.7 Provide Contractor wash room facilities

**Demolition & Excavation**

4.1 Carefully demolish existing Bar and clear from site.

4.2 Demolish walls and form new openings as detailed supporting existing structural where necessary

4.3 Remove doors where indicated and clear from site

**Drainage & Services**

5.1 Form new connection to existing foul pipe within washing up area behind Football Bar area

5.2 Contractor to directly employ and liaise with **UCSM Ltd – Contact: Mark Boyce Mobile 0788 8680 146** for arranging of additional new Electric supplies / meters and their connection of by statutory Authorities

**Floors & Ceilings**

**Floors**

6.1 Remove existing carpet floor coverings to Football Bar area and clear from site

6.2 Make good floor where walls removed and prepare floor to receive new floor covering

6.3 Supply & fit all new floor coverings as details in room details including all necessary materials to complete works

**Ceiling Construction**

6.4 Supply & fit ROCKFON KORAL A15 EDGE suspended ceiling including all necessary materials to complete works to Function Room, Skittle Alley and Football Bar area

6.5 Light fittings to be incorporated within ceiling zone. Style & type to be agreed

**New Kitchen (Football Bar area)**

7.1 Remove furniture fixed to walls requiring work and set aside as client instruction or clear from site.

7.2 Remove existing doubles to hallway (D17) and clear from site

7.3 New Hall / Kitchen door (D17) to match existing style in colour & type and ironmongery – See door Schedule for details

7.4 Infill opening with matching toothed bonded blockwork (existing lintel to remain) as Structural Engineers details

7.5 Form new wall using concrete blockwork (Wall type 2) with plaster both sides and one single door opening (D19) with lintel above (L1 – as Structural Engineers details)

7.6 Form new wall using matching Fair-faced concrete blockwork (Wall type 1) with plaster to Kitchen side only

7.7 New Bar / Kitchen door (D19) to match existing style in colour & type and ironmongery – See door Schedule for details

7.8 Supply & fit new matching Bullnose Architraves - 50mm MDF to new door opening on both sides

7.9 Supply & fit Altro Stronghold 30 flooring with cove formed skirtings – colour TBA

7.10 Wall cladding in Altro Whiterock White™ – floor to ceiling

7.11 Allow P.C Sum of £5,000 for the supply of kitchen units / fittings– fitting cost to be highlighted separately

7.12 Extraction to be vented externally through roof using extract ventilation unit with vent tile

7.13 Supply & fit 1x Wash hand basin & taps – fitting cost to be highlighted separately

7.14 Supply & fit 1x Jofel Combination Paper Towel and Centrefeed Roll Dispenser – fitting cost to be highlighted separately

**Football Bar Area**

8.1 Form new opening to adjacent Skittle Alley and install new steel beam (B1) with Padstones (P1 & P2) as Structural Engineers details

8.2 Supply & fit internal glazed Powdercoated Aluminium frame & sliding doors with fully etched / obscure glazing

8.3 Make good floor, repairing as necessary to provide sound level surface ready to receive new flooring

8.4 Supply & fit Heckmondwike Broadrib sheet carpet – colour TBA

8.5 Supply & fit Heckmondwike Vanquisher flooring to Entrance Lobby area with metal boarding edging - colour Charcoal

8.6 Supply & fit ROCKFON KORAL A15 EDGE suspended ceiling tile system

8.7 Supply & fit new matching skirting boards across new wall opening – 215mm Pine / MDF

8.8 Supply & fit new matching Dado across new wall opening – 75mm Pine / MDF

**Skittle Alley Area**

9.1 Demolish storage cupboards and clear from site

9.2 Demolish complete bar area and remove all fixtures & fittings and clear from site

9.3 Remove existing external sliding door (D6) and clear from site

9.4 Block up door opening (D6) using cavity wall construction to match existing. Includes matching Fair faced external blockwork, external Fair faced cornice and panelling and internal plastering

9.5 Supply & fit Heckmondwike Broadrib sheet carpet – colour TBA

9.6 Supply & fit Heckmondwike Vanquisher flooring to Emergency Exit Lobby area with metal boarding edging - colour Charcoal

9.7 Supply & fit ROCKFON KORAL A15 EDGE suspended ceiling tiles & system

9.8 Remove internal sliding folding doors and clear from site. Make good around door base & head.

9.9 Make good floor, repairing as necessary to provide sound level surface ready to receive new flooring

9.10 Supply & fit new British Gypsum “Robust” wall (Wall type 3) system

9.11 Supply & fit new matching skirting boards across new partition wall opening – 215mm Pine / MDF

**Function Room**

10.1 Demolish complete bar area and remove all fixtures & fittings and clear from site

10.2 Make good floor, repairing as necessary to provide sound level surface ready to receive new flooring by others

10.3 Supply & fit ROCKFON KORAL A15 EDGE suspended ceiling tiles & system

10.4 Remove Emergency exit door & frame (D22) and replace in matching style. Supply & fit new Panic Bar

10.5 Supply & fit electrically operated roller shutter security door to D22 in style to match existing shutters

10.6 Supply & fit new matching skirting boards across new partition wall opening – 215mm Pine / MDF

**Existing Main Entrance & External Paved area**

11.1 Remove existing door & glazed frame (D21) and replace in matching style with Powder coated Aluminium frame and glazed door including all fittings

11.2 Supply & fit electrically operated roller shutter security door to D21 in style to match existing shutters

11.3 Take up paving slabs (approx.35Sq.M) and relay on compacted hardcore and mortar bed with matching pointing. Replace damaged paving slabs as necessary allow for 15No. in tender cost

**General Joinery**

12.1 Reuse existing skirting where possible. All skirtings, architraves, dado rails & door linings to rubbed down and painted

**Plastering**

13.1 All new walls and making good to be finished with Thistle DuraFinish

13.2 Angle/skim beads to be used on all angles where appropriate & plasterboard joints to be taped & filled

13.3 All internal blockwork walls to be plastered except where indicated as Wall Type 1. Exposed face to be painted to match existing

**Decorations –** To Function room (main hall only), Skittle Alley area, Football Bar and new Kitchen

13.1 All doors & walls to be rubbed down and filled / prepared and made ready to receive new paint

13.2 Walls to be painted full height to roof ridge in all locations i.e. above proposed suspended ceiling zone

13.3 Both sides of all timber doors within room locations to be included for decoration

13.4 Remove door fittings prior to decoration and refit

13.5 Supply & fit new internal fire escape door signage where fitted to doors

Fire Extinguishers & Fire Safety Equipment

13.1 Supply & install all fire equipment as required by Fire Safety Officer and Fire Risk Assessment

A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

A53/ WORK BY STATUTORY UNDERTAKER

- Item: New Electric Meters.

- Description of work: New electric meter including BWIC

- Provisional Sum: Include £3000

- Allow for general attendance.

A54 PROVISIONAL WORK/ ITEMS

A54/ PROVISIONAL SUMS FOR DEFINED WORK

- Item: Ironmongery

- Description of work: Door ironmongery.

- Provisional Sums: Include £1500.00.

- Allow for general attendance.

A54/ PROVISIONAL SUMS FOR DEFINED WORK

- Item: Kitchen Units

- Description of work: Supply of kitchen units / fittings

- Provisional Sums: Include £5,000.00.

- Allow for general attendance.

A54/ PROVISIONAL SUMS FOR DEFINED WORK

- Item: Kitchen Appliances.

- Description of work: Supply of Kitchen Appliances.

- Provisional Sums: Include £1000.00.

- Allow for general attendance.

A54/ PROVISIONAL SUMS FOR UNDEFINED WORK

- Item: Electrical Works.

- Description of work: Additional Electrical Works.

- Provisional Sums: Include £8,000.00.

- Allow for general attendance.

A54/ PROVISIONAL SUMS FOR UNDEFINED WORK

- Item: Hot & Cold water.

- Description of work: Connection of Kitchen hot & cold supplies to sink

- Provisional Sums: Include £500.00.

- Allow for general attendance.

PROVISIONAL SUMS FOR UNDEFINED WORK

- Item: Fire Fighting equipment.

- Description of work: Supply & install fire extinguishers, blankets etc. as required by Fire Officer and Fire Risk Assessment

- Provisional Sums: Include £750.00.

- Allow for general attendance.

A54/ CONTINGENCIES

- Provisional sum: Include: £10,000.00.

GYPSUM BOARD DRY LININGS/ PARTITIONS/ CEILINGS

K10/ METAL STUD - WALL TYPE 3

- Manufacturer: British Gypsum Ltd or Equivalent.

- Product reference: Gypsum Gypwall Robust.

- Stud types: 92mm Gypframe 92 AS 50 AcouStuds.

- Centres: Max 600mm.

- Insulation: 50mm Isowool APR 1200 Mineral Wool.

- Linings: 2 x 15mm Gyproc DuraLine.

- Screw centres: As manufacturers instructions to suit location.

- Finishing: Thistle DuraFinish skim plaster).

- Primer/ Sealer: As recommended by manufacturers to suit proposed finish.

- Accessories: Metal beads, trims, stops etc. 18mm plywood board to rear of fittings fixed to partition.

K10/ SKIM COAT PLASTER FINISH

- Plaster type: Thistle DuraFinish.

- Thickness: 2-3 mm.

- Joints: Fill and tape except where coincident with metal beads.

- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

K10/ INSTALLING BEADS/ STOPS

- Cutting: Neatly using mitres at return angles.

- Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.

- Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

K10/ ADDITIONAL SUPPORTS

- Framing: Accurately position and securely fix to give full support to:

- Partition heads running parallel with, but offset from main structural supports.

- Fixtures, fittings and services.

- Board edges and lining perimeters.

K10/ MINERAL WOOL INSULATION

- Fitting insulation: Closely butted joints and no gaps. Prevent slumping.

- Electrical cables overlaid by insulation: Size accordingly.

K10/ SEALING GAPS AND AIR PATHS

- Sealing: Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.

- Gaps between floor and underside of gypsum board: After sealing, fill with joint compound.

LIGHTWEIGHT GYPSUM PLASTER To masonry walls

- Substrate: Masonry .

- Preparation: Dub out walls .

- Manufacturer: British Gypsum Ltd.

- Undercoats: To BS EN 13279-1.

- Product reference: British Gypsum Thistle Hardwall .

- Thickness (excluding dubbing out): 11mm .

- Final coat: Finish plaster to BS EN 13279-1, class B.

- Product reference: British Gypsum Thistle DuraFinish.

- Thickness: 2–3 mm.

- Finish: Smooth.

M20/GYPSUM PLASTER SKIM COAT ON PLASTERBOARD

- Plasterboard manufacturer: British Gypsum Ltd

- Product reference: Gyproc DuraLine .

- Plaster: Board finish plaster to BS EN 13279-1, class B.

- Manufacturer: British Gypsum Ltd .

- Product reference: British Gypsum Thistle DuraFinish.

- Thickness: 2-3mm .

- Finish: Smooth.

DEMOUNTABLE SUSPENDED CEILINGS

K40/ SUSPENDED CEILINGS to Function Room, Skittle Alley and Bar area

- Standard: To BS EN 13964.

- Evidence of compliance: All ceilings kits to be CE marked. Submit Declaration of Performance (DoP).

- Manufacturer: Rockwool Ltd T/A ROCKFON.

- Product reference: ROCKFON KORAL A15 EDGE.

- Structural soffits: Timber slats boarding on Timber joists.

- Suspension system: Install all hangers, fixings, primary supports, main runners, cross members, perimeter trims, splines, noggings, clips bracing, bridging etc. necessary to complete the installation.

- Type: Rockfon System T15 A/E.

- Perimeter trims: Edge A – Angle Trim.

- Ceiling materials: Rockfon Koral A15 Edge.

- Sizes: 600x600x15mm.

- Other requirements: All visable cut edges to be repainted using Rockfon edge paint.

Set out to allow for light fittings boxes

K40/ WORKMANSHIP GENERALLY

- Fixing: Secure. In accordance with manufacturers' recommendations and BS 8290-3. Provide additional bracing and stiffening to give a stable ceiling system.

- Setting out: Accurate. Provide level soffits free from undulations and lipping.

- Lines and joints: Straight and parallel to walls, unless specified otherwise.

- Edge infill units size (minimum): Half standard width or length.

- Corner infill units size (minimum): Half standard width and length.

- Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes of infill units.

K40/ WIRE HANGERS

- General: Straighten before use.

- Installation: Install vertical without bends or kinks. Do not allow hangers to press against fittings.

- Fixing: Tie securely at top and bottom with tight bends to loops to prevent vertical movement.

- Infill units, access units, integrated services: Fit and align correctly.

- Minimum size for edge and perimeter infill units: Half standard width or length where practicable.

- Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes.

- Infill joints and exposed suspension members: Straight, aligned and parallel to walls or setting out lines.

GENERAL DECORATIONS, PAINTING/ CLEAR FINISHING

M60/**PAINT INTERNAL WALLS & WOODWORK**

- Manufacturer: DULUX TRADE

- Surfaces: walls & woodwork.

- Preparation: wash down surfaces as required.

- Initial coats: thinned mist coat.

- Number of coats: 1no.

- Finishing coats: Diamond High Performance Eggshell.

- Number of coats: 2no.

M60/**PAINT INTERNAL CEILINGS – NEW KITCHEN ONLY**

- Manufacturer: DULUX TRADE

- Surfaces: ceilings.

- Preparation: wash down surfaces as required.

- Initial coats: thinned mist coat.

- Number of coats: 1no.

- Finishing coats: Diamond Eggshell Light & Space.

- Number of coats: 2no.

**M60/PREPARATION GENERALLY**

- Standard: In accordance with BS 6150.

- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.

- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

- Substrates: Sufficiently dry in depth to suit coating.

- Efflorescence salts, dirt, grease and oil: Remove.

- Surface irregularities: Provide smooth finish.

- Organic growths and infected coatings:

- Remove with assistance of biocidal solution.

- Apply residual effect biocidal solution to inhibit regrowth.

- Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.

- Dust, particles and residues from preparation: Remove and dispose of safely.

- Doors, opening windows and other moving parts:

- Ease, if necessary, before coating.

- Prime resulting bare areas.

M60/**PREVIOUSLY COATED SURFACES GENERALLY**

- Preparation: In accordance with BS 6150, clause 11.5.

- Contaminated or hazardous surfaces: Give notice of:

- Coatings suspected of containing lead.

- Substrates suspected of containing asbestos or other hazardous materials.

- Significant rot, corrosion or other degradation of substrates.

- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.

- Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.

- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.

- Alkali affected coatings: Completely remove.

- Retained coatings:

- Thoroughly clean.

- Gloss coated surfaces: Provide key.

- Partly removed coatings: Apply additional preparatory coats.

- Completely stripped surfaces: Prepare as for uncoated surfaces.

**M60/WOOD PREPARATION**

- General: Provide smooth, even finish with lightly rounded arises.

- Degraded or weathered surface wood: Take back surface to provide suitable substrate.

- Degraded substrate wood: Repair with sound material of same species.

- Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.

- Resinous areas and knots: Apply two coats of knotting.

- Defective primer: Take back to bare wood and re-prime.

**ELECTRIAL SERVICES SCOPE OF WORKS**

* ALTERATION / ADDITION TO EXISTING SUPPLY TO PROIVDE POWER & LIGHTING TO NEW KITCHEN ONLY

**General Introduction**

The design contractor shall be responsible for the complete design and specification, supply, installation, commissioning, testing and demonstration of all electrical engineering systems included within the works as described in and to meet the Performance Specification and/or indicated on drawings etc.

All works shall be designed and installed in accordance with all current relevant British Standards, Statutory Regulations and all other applicable guidelines current at the time of contract, together with the Specification and associated drawings.

Any variances and or queries are to be reported at the time of tender to GSH Architects Limited and a compliant bid is to be provided.

Electrical and electronic equipment shall meet the Electromagnetic Compatibility requirements of the EC Directive 89/336/EC.

The electrical installation work will use the new harmonised cable colours.

**LV SUPPLY/DISTRIBUTION/ PUBLIC UTILITY SUPPLY**

**29.01 Removal of Existing**

All incoming electricity supplies within the property are to be made safe and retained.

Internally, the electrical installation shall be made safe, disconnected and carefully removed to enable the works to be carried out safely.

The electrical sub-contractor shall be required to clarify the extent of any disconnection and/or removal works deemed necessary

**29.02 Design Criteria**

The electrical sub-contractor shall be required to confirm the final design parameters and include all associated costs within his tender submission.

**29.03 Incoming Electricity Supplies**

The incoming electricity supply shall be retained, and new meter provided to Function Area. The remaining meter will service all other areas.

The service termination and common metering for the building shall be located within the existing electrical Meter Cupboard off the main entrance area to the property and for the new Meter servicing the function Room.

Energy metering is to be undertaken at LV by the electricity supplier designated by the Employer.

The Contractor is to provide his electrical services detailed design, the contents of which will need to be submitted to the Contract Administrator & Employer for approval prior to any works commencing.

Note that the requirements of BS 7671 are to be strictly adhered to in the design and construction of the works by the Contractor.

Whilst the BS 7671 Wiring Regulations are not statutory, they are deemed to be the minimum contractually acceptable requirement in addition to the statutory regulations including the Electricity at Work Regulations, the Health and Safety at Work Act and Part P of the Building Regulations.

The Contractor shall provide all calculations within seven days of request to the Employer’s Agent.

**29.04 Documentation Required and to be Completed**

The Contractor shall ensure the provision of the Electrical Installation Certificate (EIC) signed or authenticated for the design and construction and then for the inspection and test. A schedule of test results and a schedule of inspections must accompany the EIC. Both shall be submitted to the Contract Administrator and upon return included with the O&M Manuals.

**29.05 LV DISTRIBUTION**

The electrical sub-contractor shall design, supply, install, test, commission and certify the new low voltage distribution system.

The electrical contractor shall connect tails from the LV metered supply into a new single-phase distribution board located within the electrical cupboard to each area.

**29.06 Consumer Units**

* A distribution board schedule
* Conspicuous and indelible notices warning of the supply voltage.

All consumer units shall comply with BS 5486: Part 12 and include 25% spare MCB ways. In addition, 30mA RCD protection for socket outlets other than those serving kitchen fixed appliances.

The rating of power supplies to mechanical services shall be determined prior to ordering equipment to ensure the appropriate ratings of devices and adequate capacities are provided.

**29.07 Lighting**

Illumination within the electrical switch/meter position shall be not less than 150 lux at floor level. Emergency lighting shall be provided to give an illumination level of 15 lux.

The new electrical installations shall be tested and enable issue of the BS 7671 electrical test certificate.

**29.08 GENERAL LIGHTING**

The Contractor shall design, supply, install, test, commission and demonstrate a complete lighting system including all necessary switching, wiring and luminaires complete with new lamps to all areas.

The Contractor is to complete the outline design indicated on tender drawings and provide the Contractor Administrator with an ‘as proposed’ lighting layout drawing, together with samples of all light fittings. The Contractor is to provide the Employer/Contract Administrator with “as proposed” layout drawings for approval in good time for orders to be placed.

Note also that all illuminance lux levels to all internal areas are to be in accordance with Part 2 of the CIBSE code for lighting 2002/2004, the number of fittings indicated on the tender drawings are to be increased as required to ensure compliance. Office areas the lighting is to be designed in compliance with CIBSE Lighting Guide 7.

The lighting installation shall comply fully with the requirements of the Approved Document L2B.

The lighting installation shall be served from the distribution board

**29.09 Luminaires**

All lamps, unless stated otherwise, shall be energy efficient in compliance with Approved Document L2B.

The Contractor shall ensure that each luminaire is suitable for the particular ceiling where it is to be installed. In particular, the Contractor shall check and confirm the type of luminaires required with the Client, Contract Administrator etc. prior to placing any orders and proprietary hoods shall be installed on the rear of all luminaires where penetrating fire rated ceilings etc. Fire rating is to match that of the penetrating ceiling. Each circular recess luminaire shall be fully supported by a full ceiling tile sized wooden pattress in the event that suspended ceilings are fitted in any areas.

**29.10 Lighting controls**

Switching shall be by means of wall-mounted flush mounted light switches and shall be of the type that can be wired as part of the first fix with faceplate covers that click over the switches without need for a screw fixing. The switch mechanisms and faceplates shall be white plastic.

All external areas, shall be illuminated using externally rated wall-mounted bulkhead luminaires of high quality, switched by photo-cell control linked to ambient daylight levels. Final numbers and locations of luminaires shall be determined by the electrical sub-contractor to achieve the specified lighting levels.

All socket outlets, switches, multi-gang outlets etc. shall be from the Legrand “Synergy” product range and samples should be provided to the Employer’s Agent for approval in good time.

**GENERAL LV POWER**

29.11 **All Areas**

The electrical sub-contractor shall complete the outline design indicated on tender drawings and, supply, install, test, commission and certify a complete small power system including all necessary isolators and outlets to serve the accommodation as the

Final positions of all small power outlets throughout the building are to be agreed with the Employer/Contract Administrator and samples of all switches/outlets etc. are to be approved by the CA.

Excepting those serving fixed domestic appliances, all sockets shall be protected by a combined MCB/RCD at the distribution board.

**29.12 Fire Alarm System**

Provide a Heat detector to the new Kitchen connected to the existing fire alarm system in accordance with BS 5839. The existing system is to be tested, checked for compliance and certified in good working order.

**29.13 Dedicated Earth Bars**

Provide dedicated earth bars

Provide dedicated earth bars, integral to each distribution board. Provide a separate dedicated 200mm minimum earth bar, within each electrical riser cupboard, suitable for the tenant’s voice and data installation.

**29.14 Connections to Equipment**

The Contractor shall connect complete all items of equipment provided as part of these works.

**29.15 EMERGENCY LIGHTING**

The Contractor shall test, commission, certify and demonstrate the existing emergency lighting system is in accordance with BS 5266 and all associated Codes of Practice, current EC regulations, and ICEL 1003, and the requirements of the Approved Building Control Inspector to serve all areas throughout the building. Note that this system shall need to meet the requirements of the Approved Building Control Inspector, the local Fire Officer and the Employer’s Insurers.

A comprehensive emergency lighting system shall cover all areas by the use of non-maintained converted luminaires consisting of integral 3-hour battery packs incorporated into the general service luminaire. Each emergency luminaire shall incorporate an electric light source indicator which shall be visible in normal use and green in colour.

Emergency exit routes shall be identified by means of self-contained slim-line recessed fluorescent “edge lit” exit signs with concealed fixings, white ceiling plate finish and pictograms complying with the latest requirements.

Luminaires shall be approved by the Employer/Contract Administrator prior to ordering, Subcontractor to provide illustrations/samples.

The emergency lighting provision shall ensure that all hand held firefighting devices, mandatory and safety signage and fire alarm call points are adequately illuminated.

All emergency lighting shall be provided with local key switches for testing purposes which are clearly identified. Key switches are to be installed in locations where the associated emergency light fitting may be readily viewed.

**29.16 Generally**

Plug-in ceiling roses shall be used for final connections between the fixed wiring and luminaires and shall be fully interchangeable in compliance with BS7001. All wiring shall be single boiler low smoke zero halogen contained within a galvanised steel trunking and white plastic conduit containment system.

Note that all wiring shall be concealed.

External emergency luminaires above fire exit doors shall be IP65 rated.

Emergency luminaires shall be wired from the local lighting circuit in order to provide illumination in the event of sub-circuit failure

The system is to be fully commissioned, tested and demonstrated to the Employer, together with the Approved Building Inspector, the local Fire Officer and any other appropriate bodies.

**FIRE DETECTION AND ALARM**

**29.22 Performance Objectives**

The Contractor shall employ a specialist LPCB LPS1014 approved fire alarm company to check the existing fire alarm system for compliance.

**29.23 Design Parameters**

Provide a heat detector to the new Kitchen adding to the existing system and equipment and to comply with all relevant recognised standards and guidance, including the Employer’s insurance company, Building Regulations, the local Fire Officer, the Approved Building Control Inspector etc.

**KITCHEN VENTILATION**

**30.21 General Description**

The Contractor shall supply, install, test, commission and demonstrate dedicated kitchen extract ventilation systems.

**30.22 Design Criteria**

Ventilation shall be provided to achieve, as a minimum, intermittent extract ventilation rates in accordance with Building Regulations.

Fans and ductwork systems shall be as manufactured by Vent Axia or equivalent approved.

The new extract ventilation is to be suitably ducted to the outside and all ductwork, is to be carefully and thoroughly insulated so as not to cause any noise/vibration disturbance.

**30.23 Extract Ventilation**

Ventilation shall be typically provided by a ceiling-mounted extract fan connected to a roof mounted exhaust terminal via suitably sized proprietary PVC apartment ducting ventilation systems, as Vent Axia “System 50” or equivalent approved.

Each fan shall be controlled from the PIR controlled local lighting circuit and adjustable run-on timer set initially to 30 minutes.

Exhaust air shall be discharged via proprietary “air brick” wall-mounted terminals or grilles. Note that the final specification and positions of terminals shall be presented to the Employer’s Agent prior to orders being placed for approval.

All positions indicated on drawings are indicative and to be agreed on site prior to first fix

**32.0 ITEMS NOT SPECIFICALLY INDENTIFIED ON DRAWINGS OR NOTED WITHIN SCHEDULE**

32.1 Include for all additional items deemed as necessary by contractor to complete the works and not identified within the documents

**Provisional & Contingency sums included within Schedule**

**TOTAL ­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**