**St Neot Community shop**

1. **Background**

St Neot Parish Council have developed a plan to provide a new shop And café facility with in the village ,and have set up a privately operated temporary facility within the Cott Barn complex , this is as a result of the closure of the privately owned shop in August 2022.

The plan is to build a new facility as an extension to the existing Pavillion building in the village park.

The park is a community facility, which provides a play park and amenity areas for all our residents and visitors to enjoy.

The Parish is looking to create a multi-use site for enjoyment of all the community and are therefore looking for suitably experienced building and groundworks contractor .

1. **Health and Safety**

The site is within the play park area and adjacent to the river Loveny , the successful contractor will need to ensure clear separation between the construction site and the play areas by means of **2m high security fencing .**

There is two electric cables and a water service pipe running along the length of the proposed extension , an HV cable that will be diverted prior to the works commencing ,and **a private armoured electric cable and 25mm water pipe** that serves the power and water for the Parishes Communal garden at the far end of the play park, **both of which will need to be located prior to commencing any excavation works for the build and protected where they conflict with the construction work.**

The successful contractor must ensure due care and attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act .

The Parish Council will appoint a Design Coordinator who will work will the successful contractor to ensure risk assessments ,method statements and general safety measures are implemented , for the safe completion of the work.

1. **Materials and Workmanship**

All works are to be carried out in a workmanlike manner . All materials and workmanship must comply with regulation 7 of the Building Regulations ,all relevant British Standards, European Standards ,Agreements certificates ,Product Certification of schemes (kite marks )etc .Products conforming to European technical standards or harmonised European products should have CE marking.

1. **Conditions of Contract**

The conditions of contract will be **JCT Minor Works Contract 2016.**

**Lump sum fixed price contract.**

The lump sum should be based on but not limited to the schedule of works ,the drawings and the building regulations currently in force, and everything necessary for the proper execution of the works ,whether or not shown on the drawings or described in the detailed notes ,provided that the same may reasonably inferred from them.

It will be assumed that the Contractor has visited the site to establish the requirements to successfully complete the works described, taking into account the restraints of working within a play park and riverside environment.

**The contractor will be required to provide as built Operation and Maintenance manual on completion ,included all certificates as appropriate .**

1. **The schedule of works**

The following schedule is a general description of the works, to aid contractors to accurately price the scope of the works required ,having also referred to the plans **Refer to Drawings number SNS/2023/03 rev A, SECTION A-A and Drawing no SNS/2023/01 rev 1.** and the requirements to comply with the current building regulations.

**Contractors are required to enter a price for each item listed** ,to assist in dealing any unforeseen changes effectively by both Client and Contractor .

**Schedule of Works**

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| **Description of works** | **Price**  |
| **Foundations** Strip building area of topsoil and set aside adjacent to the works for reuse in area agreed with the Parish Council (PC). Excavate for foundations up to a depth of 1.0m below ground level **stepped at the** **Eastern elevation where the ground slopes** **away**, to Building Control officer (BC) satisfaction set aside spoil for reuse , and pour 750mm wide concrete footings ,allow for A242 mesh reinforcement to footings and form central footing along the length of the extension to provide central support for block and beam floor. |  |
| **Sub Floor walls**Build block walls with 300mm trench block up to underside of floor level ,fill void to above ground level as agreed with BC with site won material if suitable,(**or refer to** **provisional item**), and cap off with a 150mm layer of granular material and 50mm of lean mix concrete and ,Agree Radon measures with BC officer if required(**refer to provisional item)**. Outer leaf of block rendered where exposed and painted with grey weather shield or similar. Note **finished floor level to be same level as the existing Pavilion refer to existing ground level.** |  |
| **Concrete floor**Provide block and beam floor with a minimum 150mm clearance to ground beneath ,block and beam manufacturer to provide structural details on beam size and layout, to include all dolly blocks dpcs and slurry seal layer on blocks .Provide 22mm moisture resistant flooring grade chipboard ,100mm thick Celotex GA4000 insulation .DPM polythene 1200 gauge sheet laid on block and beam floor .Vapour Control layer laid on the warm side of insulation .Sub floor to be ventilated with air brick to ventilate underfloor void. |  |
| **New Timber Frame .****Suggested timber frame construction ,alternatives may be considered providing it has a structural engineer and or manufacturers structural approval.**Timber frame walls constructed with C24 38 x184mm at 600mm c/c’s studs with 16 x 38mm battens mechanically fixed to allow for insulation thickness, Provide and fix, 200mm rigid PUR foil backed insulation, with 18mm OSB3 ,breathable membrane and 25x 50mm battens with Cladco wood grain effect Grey composite cladding,with matching corner trims and closed with insect mesh to match the existing Pavilion. Internally finished with 11mm OSB3 and 12.5mm vapour control plasterboard. To achieve min U-value of 0.18W/m2K. **Refer to Drawings number SNS/2023/03 SECTION A-A and Drawing no SNS/2023/03** **Note** ,where the proposed new frame meets the existing pavilion the existing walls have been infilled with wall panels under what was a self supporting cantilever roof to provide small kitchen area. |  |
| **Roof truss design**Roof trusses to be constructed and installed in accordance with all drawings and British standards as laid down in Engineering drawings and **information supplied by truss manufacturer or by structural design engineer if the frame is built on site , details to in compliance with Building regulations and passed by BC officer**  |  |
| **Pitched roof.**Roofs covered with 25x50mm treated battens gauged to suit profiled steel roof manufacturers recommendations. New trussed rafters fixed to wall plate at 400mmc/c’s. Roof rafters mechanically fixed to and strapped to new timber framed walls with galvanised straps at 1.5m centres. New breathable roof membrane under new pre treated 25 x 50mm timber battens. New Cladco or similar roof pitch to be approximately 15 degrees and confirmed suitable by profiled roof. manufacturer. Profile Cladco 41/100 tile form 0.6mm thick mica coated roof sheets in Copper brown or equivalent from alternative supplier with match ridge,barge boards and flashings.300mm of rockwool insulation laid above ceilings within roof space .Code 4 lead flashings and cavity trays to be used at all existing and new roof abutments .Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous 5mm wide strip to promote ventilation .U-value 0.15W/M2K. Suppy and fit white UPVC facias and soffits . |  |
| **Internal Partitions**100mm x 38mm C16 softwood treated timbers studs at 400mm ctrs with head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. (see Timber frame manufacturer’s structural design details). Sound insulation with acoustic partition roll between the studs. All internal stud walls to be sheathed with 11mm OSB/3 and boarded with 12.5mm plasterboard and skimmed. New kitchen walls under boarded with 12mm plywood if required for the mechanical fixing of wall fittings, shelves and equipment.. Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained. |  |
| **Ceilings**New trusses to be under boarded with 12.5mm plasterboards and skimmed, with access loft hatch. An air and vapour control layer (E.g. Tyvek Air guard) to be installed at ceiling line . |  |
| **New Windows**New white PVCu windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better. Windows to be certified to PAS 24 Security standard and installed in accordance with manufacturer's instructions, with opening casement at least 450mm wide and high. Bottom of opening window not more than 1100mm above finished floor height. All openings to have a 25mm rebate to prevent water ingress. Finished with white PVCu window sills inside and out . **U-value of 1.4 W/m²K.** |  |
| **New External doors** New external white PVCu doors to achieve a U-Value of 1.60W/m²K or lower. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011. All openings to have a 25mm rebate to prevent water ingress. Doors to be certified to PAS 24 Security standard and installed in accordance with manufacturer's instructions. General double glazed units to have a min 12mm airspace low e with a U-value to be 1.4W/M2KAll glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.  |  |
| **Internal doors and skirtings** Fire rated door frames and fix doors , light grey oak foil 20G glazed FD30 fire rated doors Howden’s FD30 or similar .with self closing door mechanism and locks .Supply and fit Howden 120mm Burford MDF skirtings, approximately 50m , and 75mm Burford architrave, or similar to 4 doors both sides and 4 doors one side. |  |
| **Ramp and walkway steps and handrail**Break out Existing ramp into the pavilion and set aside as fill for new walkway. Form ramp 1.8m wide and walkway, clear walkway width of **2.0m from the shop wall**.Excavate for 450mm wide strip foundation, pour 150mm concrete foundation and build 1.0m high 300mm wide block wall rendered and finished to accommodate walkway surface. Painted in grey Weather Shield or similar. Fill between block wall and building with suitable site won material and cap off with 100mm of granular material. Provide drainage channel from corner of where store meets the shop wall,picking up the down pipe , across the shop doorway with heel guard aluminium gratings and pipe to external face of retaining wall. Lay 100mm thick concrete path to form ramp and walkway brush finished to provide anti slip surface at a 1in 25 fall away from the building . New concrete blockwork steps constructed with 220mm riser and 280mm treads. 150mm side wall upstand to ramp.( Dimensions to be checked and measured on site prior to construction of steps.Steps to be rendered and painted to match the walls. Solid stairs to comply with BS585 and with Part K of the Building Regulations. Handrail to be at least one side if steps are less than 1m wide and on both sides.Raise Pavilion external timber floor by 120mm to match the level of new build floor and existing internal pavilion floor 5m x 1.6m ,finish with decking timbers with anti skid surface . |  |
| **Underground foul drainage**Underground drainage to consist of 110mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Nominal depth not exceeding 1.2m. Provide 300mm dia rodding access at changes of direction. With pipe passing through the proposed extension and terminating in a trapped gully on the North elevation of the community kitchen as indicated on **drw** **SNS/2023/01**. All below ground drainage to comply with BS EN 1401-1: 2009. Foul drainage to be connected to existing manhole chamber on the South elevation of the existing pavilion building .Install grease trap in line before the existing manhole 100litre GT1grease trap and manhole riser supplied by Kingfisher direct ltd or similar. |  |
| **Rainwater Drainage**New rainwater goods to be new white 112mm PVCu half round gutters and downpipes. Rainwater drainage to be connected to new soak away drainage system in accordance with AD Part H. Allow gully and 110mm pipe to each down pipe under walkway from recess by community kitchen and store to soakaway excavated and filled with clean stone covered with terram and covered with topsoil piped at an agreed distance from the building . |  |
| **Turning bay and link paths to steps and the ramp**Excavate an area approx. 10m x 4m adjacent to the south elevation of the existing pavilion,keeping 0.5m away from the building , by removing topsoil and excavate to a depth of 250mm in total ,lay terram membrane and provide minimum of 150mm of granular sub base type1 803 and compact .Provide 300mm square pvc gully and cast iron top ,to lowest corner of the turning bay and lay 110mm upvc perforated pipe at a depth of 750mm surrounded in clean stone for approximate length of 18m ,surrounded in geotextile and finished with topsoil and turf in the picnic area. Provide and lay edging kerb to 3 sides on concrete bed and haunch ,Provide and lay 60mm of AC20binder course bitumen macadam ,provide and lay 30mm of AC10 surface course bitumen macadam and make good around edges and adjust existing manhole cover .Access path to new build steps approximately 10m long ,Excavate to a maximum depth of 200mm ,lay and compact subbase granular type 1 803 provide and lay edging kerbs on conc bed and haunch ,lay and compact 50mm of AC20 binder course and 30mm of AC10 surface course and make good around edges . |  |
| **Electrical Works**All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion. Fixed building services (internal & external lighting, heating, hot water and mechanical ventilation) to comply with guidance to section 5 & 6 of approved document Part L Volume 1 and the O & M instructions given to the**National Grid will be fitting a new meter box and 3 phase supply to the west elevation of the existing pavilion .****Works to the existing pavilion .**Remove decommission the 2 existing overhead heaters ,replace the 4 existing lights with LED batten strip lighting sufficient for the space. Connect existing emergency lighting inside and out to new system. Form full height cupboard for distribution cabinet on North elevation wall.Provide 3 new double sockets with usb ports . Provide 3 programmable wall mounted electric heater panels . Pavilion to be on a separate phase to the other parts of the build **New Kitchen** **Note :It is a commercial kitchen so the works must meet Commercial kitchen Fire regulations.**Allow for connection and commando sockets and isolators where appropriate, connections for the following equipment.* Under sink water heater 2KW
* Commercial oven 3KW
* Pannini Machine 1.5KW
* 3 Group Coffee machine 6KW
* Extraction fan

Provide 5 no double sockets and LED batten lighting sufficient for the space. Fire / heat detection units .**Store room**LED batten lighting sufficient for the space motion detected, 2 double power sockets , Fire detection .**Corridor** Led batten lighting motion detected and switch either end , 1 double socket , fire detection / emergency escape /lighting .**Shop Area** Air con 20 amp connection East elevation ,LED batten lighting sufficient for the space .Connection for 1.8KW pasty oven, connection for 2x 3 door fridge freezers , connections for 2 x chest freezers , surface mounted trunking full length of North elevation and the West elevation , 3 double sockets on the South elevation 2 double sockets on the East elevation.2 number data points on the west elevation .Fire detection / emergency lighting as required.**External** South elevation 2x double socket , 2 motion detected lights .**Note** **It is the Parishes intention to fit a solar array and battery storage and space / allowance should be made for the location of the inverter in the distribution cupboard .**  |  |
| **Plumbing Works**Pick up the cold water feed from the existing kitchenette area and provide new suppy to sink location in the new kitchen area fit isolation valves where appropriate . Provide outside tap to Southern elevation  |  |
| **Floor coverings**Provide ALTRO or similar industrial non slip flooring to all rooms ,to include roll up edging in the new kitchen .Colour to be agreed . |  |
| **Painting and decorating** Allow to paint Matt emulsion to all new internal walls colour to be agreed and paint skirtings and architraves white gloss finish . |  |
| **Doorways into existing Scout store**Cut out existing infill panel on North elevation of existing kitchenette area and form 900mm lockable door and timber step into the existing scout store.On the West elevation adjacent to the electric sub station cut out steel profile sheeting and timbers and form sliding lockable door into the scout store. |  |
| **Completion of works**On Completion of all building works , remove all surplus excavations and surplus building materials from site and topsoil and grass seed all areas effected ,leaving the site clean and tidy, to the satisfaction of the Parish Council.  |  |
| . **Provisional sums to be agreed with the Parish Council** |  |
| **Sub floor** make up levels from ground level Provide lay and compact 300mm of type1 granular material,if site won material not suitable |  |
| **Sub Floor ,**provide radon barrier and radon sumps and pipe to clear external walls if required by Building control |  |
| Hand rail to steps and solar motion detected light fitting to toilet block in existing car park  |  |
|  **TOTAL PRICE** |  |
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