

Chinley Community Centre
Schedule of Works

Revision D2 Tender

17th January 2022
To be read in conjunction with all other tender documents, specifications drawings and schedules
All items to be priced against, do not use 'included elsewhere'

Item	Description	NBS Reference	Unit	Total (£)
1.00	Enabling Works, Demolition + Tree Removal			
1.01	Carefully remove 3no. trees on northern boundary and grub up roots protecting adjacent boundary stone wall.		ITEM	
1.02	At north boundary, remove scrub shrubs and planting against boundary wall. Existing footpath to be maintained to access playground until car park works carried out		ITEM	
1.03	Make good path at northern boundary following removal of trees and scrubs shrubs.		ITEM	
1.04	Supply, install and maintain 2no. advance warning parking closure sign two weeks prior to works commencing. Subsequently, supply, install and maintain parking closure notices for duration of works.		ITEM	
1.05	Remove existing maintenance road access gate and set aside for potential reuse.		ITEM	
1.06	Carefully remove 1no. Horse Chestnut tree to west of existing building, grubbing up roots.		ITEM	
1.07	Supply, install and maintain 2no. advance warning closure sign two weeks prior to works commencing. Subsequently, supply, install and maintain footpath closure and diversion notices for duration of works, to eastern footpath.		ITEM	
1.08	Supply, install and maintain 2no. advance warning footpath closure sign two weeks prior to car park works commencing. Subsequently, supply, install and maintain footpath closure and diversion notices for duration of works, to northern boundary footpath.		ITEM	
1.09	Guardrail require between pedestrian route and access road as d3a drawing 2301.		ITEM	
1.10	At north edge of existing car park remove timber fence and foundations.		ITEM	
1.11	At west elevation of MUGA, remove 10no. concrete blocks (former fence posts) and make good.		ITEM	
1.12	Remove hedge and planting in north west corner of existing car park		ITEM	
1.13	Remove 3no. seats from top of grass bank at car parks and set aside for client reuse, including bases.		ITEM	
1.14	Remove 2no. litter bins and set aside for reuse.		ITEM	
1.15	CAT scan entrance and car park to confirm locations of existing water, electric services and drainage. Include for disconnection and isolating all services. Hand dig trial holes.		ITEM	
1.16	Demolish existing buildings, including steps, ramps, handrails and foundations and remove from site.	Section C20	ITEM	
1.17	Grub up existing drainage apart from existing manholes at south west corner of MUGA into which new drainage will connect.		ITEM	
1.18	Utilities available from existing building, contractor to allow for appropriate connections and metering, as required.		ITEM	
2.00	Excavation + Reduced Levels			
2.01	Excavate to reduced levels for foundations, utilities trenches, drainage, paths, paving and car parking and dispose of materials off site. Retain top soil for soft landscape provision		ITEM	
2.02	Allow provisional sum of £1,000 for soft spots / exceptional excavation.		SUM	£1,000
2.03	Spray reduced formation under building with herbicide before construction of suspended ground floor.		ITEM	
3.00	Foundations, Sub-structure + Ground Floor Slab			
3.01	Foundations generally strip foundations 600 or 700mm by 300mm C35 concrete with A393 mesh, as structural engineer's drawings S3069-01/02 and specification.		ITEM	
3.02	Imported clean hardcore to make up levels, blinded with sand.		ITEM	
3.03	Blockwork dwarf walls on the strip foundations support precast concrete beam and block ground floor, 150mm deep.		ITEM	
3.04	Block and beam floor as per BDN drawing 10A and d3a details 3901-3903.		ITEM	
3.05	Voids below beam and block floor to be ventilated with Ryton or similar underfloor vents, colour buff to suit block/stone, at maximum centres of 2000mm to perimeter. Internal block dwarf walls to have regular voids to allow cross ventilation.	NBS F30/17	ITEM	
3.06	Allow for supply and install of 5no. UPVC ducts for utilities services into building.		ITEM	

3.07	Allow for drainage connecting through block walls and concrete foundations.		ITEM	
3.08	Load bearing timber walls to be built off 140mm deep blockwork on precast floor, strapped down.		ITEM	
4.00	Drainage			
4.01	Existing foul and surface water drainage information shown on topographical survey drawing and existing site plan.		NOTE	
4.02	Allow provisional sum of £500 for additional works to existing drainage system.		SUM	£500
4.03	New foul drainage to be UPVC pipework as BDN drawing 101, including manhole schedule.		ITEM	
4.04	New surface water drainage as per BDN drawing 101, including manhole schedule.		ITEM	
4.05	Drainage under ground floor suspended from precast concrete beams with galvanised adjustable straps at maximum 1000mm centres and drains bedded and backfilled.		ITEM	
4.06	Foul drainage to be connected into existing manhole at south west corner of MUGA.		NOTE	
4.07	Surface water drainage from east end of new building connected to existing surface water manhole at south west corner of MUGA. Remaining roof drainage and car park drainage connected to existing surface water manhole at playing fields adjacent maintenance access path.		NOTE	
4.08	Linear drain installed at southern edge of terrace.	NBS Q10/35	ITEM	
4.09	Ensure all drains are free flowing on completion of the works.		NOTE	
5.00	Timber Frame			
5.01	Design, manufacturer and install timber frame including walls, pitched and flat roofs, with all bracing and structural calculations.		NOTE	
5.02	Frame available from: Swift Timber Homes Ltd, Unit 2 Catkin Way, Greenfields Industrial Estate, Bishop Auckland, Co. Durham. DL14 9TF, Tel: 01388 035222, or equal approved.		NOTE	
5.03	Frame for external walls and internal load bearing walls to be 140x38mm C16 CLS timbers. Internal non-loadbearing walls to be 89x39mm C16 CLS timbers. External walls to have 18mm OSB board with reflective breather membrane.		ITEM	
5.04	Allow for trimming out for 2no. rooflights over Room 06 Main Hall, 2no. over Room 09 Multi-purpose room and one over Room 02 Social Space.		ITEM	
5.05	Include all sole plates, head binders, straps, loose timber and bracing, with cavity barriers as required, fascias and soffits.		ITEM	
5.06	Specialist trusses at 600mm centres over Room 06 Main Hall with purlins and rafters over Room 07 Hall Store, Room 05 Kitchen and Room 04 Office. Trussed rafters at 600mm centres over east block with 2400x1200x18mm ply deck at ceiling level for mechanical extraction equipment. First floor storage over Room 07 Hall Store to be softwood floor joists at 400mm centres with 18mm t+g chipboard flooring. Flat roof over Room 02 Social Space, Room 01 Lobby and Room 04 Office to be softwood joists to support Bauder green roof.		ITEM	
5.07	Allow for trimming for 2no. ceiling hatches.		ITEM	
5.08	All insulation to walls and roof by main contractor.		NOTE	
5.09	Over Room 12 Accessible WC+Shower, allow sufficient structure to support ceiling mounted hoist (min. 200kg safe working load).		ITEM	
6.00	Roofs			
6.01	Natural blue slate pitched roofs on treated softwood battens on treated counter battens on Tyvek or equal approved breathable membrane on trussed rafters / softwood joists at 600mm centres.	NBS H62/3	ITEM	
6.02	Ridges to be blue clay bedded in mortar, and black PVC dry eaves trims.	NBS H62/77	ITEM	
6.03	Warm roof construction with insulation between rafters with 30mm ventilation gap over insulated plasterboard beneath.		ITEM	
6.04	Bauder green roof to flat roof areas.	NBS J42/10A-B	ITEM	
6.05	Rainwater goods to be Lindab galvanised steel or equal approved.	Section R10	ITEM	
6.06	Allow for black PVC dry verges to slate roof gables.	NBS H62/50	ITEM	
6.07	Allow for supply and install of 8no. slate roof vents, flush with slating.	NBS H62/86	ITEM	
6.08	Allow for eaves vent trays.	NBS H62/47	ITEM	
6.09	Allow for integrating flush mounted solar panels into roof slating on southern elevations.		ITEM	
7.00	External Walls			
7.01	External leaf of north and west elevations to be aged natural local stone, 100mm bed, squared and coursed laid in lime mortar with joints slightly recessed and brushed finish. Sample panel 900x750mm to approval.	Sections F21 & F30	ITEM	
7.02	Ancon Staifix Timber Frame ties, STF6 or equal approved, fixed with 4x30mm stainless steel spax screws.	NBS F30/26	ITEM	

7.03	Lintels over external windows and doors to be Catnic Timber Frame Cavity Wall - CTF5 or equal approved, pregalvanised mild steel and powder coated black.	NBS F30/85	ITEM	
7.04	Cavity wall closers at all openings in external walls to be Kingspan Thermobate 50 or equal approved.	NBS F30/18	ITEM	
7.05	LBS cavity wall weep vents 900mm centres at floor level and 450mm centres over lintels.	NBS F30/8	ITEM	
7.06	Allow for dressing stone work as required.		ITEM	
7.07	Allow provisional sum of £4,000 for supply of dressed stone wall capping.		SUM	£ 4,000.00
7.08	Allow for 3no. vertical movement joints in stone walling.	NBS F30/76	ITEM	
7.09	Coloured fine textured render (1.5mm), on primer, on base undercoat (6mm) with alkali resistant reinforcing mesh embedded into top third of basecoat on 12.5mm carrier board on 75x35 treated horizontal battens on 50x50mm treated vertical battens, all to manufacturer's specification.	NBS M20/19	ITEM	
7.10	Allow for forming openings and all stop and corner beads.		ITEM	
7.11	Allow for 7no. vertical movement joints in render.	Section M20	ITEM	
7.12	Allow for aluminium trim at flat roof edge detail, RAL 7016.		ITEM	
8.00	Aluminium Windows + External Doors			
8.01	Aluminium double glazed windows (u-value 1.4 w/m2k) and external doors as Drawing 6201. Safety glazing required to critical locations.	NBS L10/25A-G	ITEM	
8.02	Dark grey RAL 7016 finish.		NOTE	
8.03	Windows to have thermally broken extrusions with internal glazing beads and gaskets. Ironmongery to be SAA folding openers, restrictors, friction hinges, locks and non-insulated trickle vents. Safety glazing required to critical locations.		ITEM	
8.04	Rooflights over hall, double glazed conservation type, electronically operated with blinds. Rooflights over multi-purpose space similar, but only one electrically operated. White polyurethane finish internally.	NBS L10/45C	ITEM	
8.05	Fixed rooflight over social space, double glazed.	NBS L10/45B	ITEM	
8.06	Manifestations in locations shown, detail to be agreed.		ITEM	
8.07	External doors to have flush thresholds.		ITEM	
8.08	Windows to have 25mm projecting aluminium cills with end caps.		ITEM	
8.09	Allow for sealing with mastic around all windows and external doors.		ITEM	
9.00	Internal Doors + Ironmongery			
9.01	Solid core oak veneered internal door sets from Lloyd Worrall prefinished and ironmongery as drawing 6001. Vision panels to have oak beads.	NBS L20/20A-D	ITEM	
9.02	Include for manifestation as shown, detail to be agreed.		ITEM	
9.03	Frames, stops and architraves to be softwood, painted finish.		ITEM	
9.04	Lever handles to be 19mm return to door round bar, matte stainless steel finish.		ITEM	
9.05	Allow for hanging doors and installing ironmongery.		ITEM	
10.00	Floor Screed			
10.01	65mm sand cement screed on separating layer on 70mm Kingspan K103 Floorboard or other equal approved with similar u-value (to meet 0.18w/m2k). Underfloor heating pipes laid in screed.	NBS M10/4	ITEM	
10.02	Screed thickness in individual rooms adjusted as required to suit finish thickness and maintain finished floor level.		ITEM	
10.03	Include 25mm vertical insulation board at perimeter screed edge.		ITEM	
10.04	Include movement joints in screed as required by BS 8204:1:2000.		ITEM	
10.05	Include for self levelling screed as required under vinyl flooring.		ITEM	
10.06	In assisted WC / Shower room 12, allow for dressing screed to fall to shower floor outlet.		ITEM	
10.07	In hall, room 06 (2no.) and mutli-purpose room 09 (1no.) all boxing out for fully recessed double socket floor service boxes.		ITEM	
11.00	Internal Walls			
11.01	Internal wall linings as Drawing 3102 and relevant NBS specifications.		NOTE	
11.02	Gyproc WallBoard Duplex.	NBS K10/15A	ITEM	
11.03	Gyproc FireLine.	NBS K10/15B	ITEM	
11.04	Gyproc FireLine Duplex.	NBS K10/15C	ITEM	
11.05	Gyproc WallBoard.	NBS K10/15D	ITEM	
11.06	Gyproc Soundbloc with Rockwool RWS 75mm acoustic quilt in between studs.	NBS K10/15E	ITEM	
11.07	Gyproc Moisture Resistant (MR)	NBS K10/15F	ITEM	
11.08	Also refer to drawing 3401 for wall finishes.		NOTE	
12.00	Ceilings			
12.01	Ceilings as drawing 3301 reflected ceiling plans, and relevant NBS specifications.	Sections K10 & K40	ITEM	
12.02	Allow for ceiling hatch with fold down ladder in changing room (room 19) for access to mechanical equipment in roof space.	NBS K10/51B	ITEM	

12.03	Allow for 762x562mm hatch in ceiling in kitchen (room 05) to access roof space over.	NBS K10/51A	ITEM
13.00	Plastering		
13.01	Allow for plaster skim finishes to appropriate ceiling and wall boarding, including all beads, trims and stops.		ITEM
14.00	Insulation		
14.01	Floor - 70mm Kingspan K103 Floorboard, or other equal approved with similar u-value (to meet 0.18w/m2k), with 25mm vertical insulation at perimeters.		ITEM
14.02	Stone Walls - 100mm K112 Framing Board or other equal approved with similar u-value (to meet 0.22w/m2k), tightly fitted between studs with joints taped.		ITEM
14.03	Rendered Walls - 120mm K112 Framing Board or other equal approved with similar u-value (to meet 0.22w/m2k), tightly fitted between studs with joints taped.		ITEM
14.04	Pitched Roofs - 100mm K107 Pitched Roof Board or other equal approved with similar u-value (to meet 0.18w/m2k).		ITEM
14.05	Flat Roof - Insulation within Bauder roof system to meet 0.18w/m2k.	NBS J42/10A	ITEM
14.06	To reduce sound transmission at office (room 04), multi-purpose (room 09) and east end of hall (room 06), fit 75mm Rockwool RWS acoustic quilt between studs.		ITEM
14.07	The building external envelopes (external walls and roof) need to be as airtight as possible in order to achieve an acceptable air pressure test. Allow for all joints and junctions of materials not tightly fitted to be filled with expanding foam insulation.		ITEM
15.00	Tiling		
15.01	See finishes drawing 3401 for locations.		NOTE
15.02	Tiles to splashbacks to wash hand basin in kitchen (room 05) and sink in WC 05 (room 21).	NBS M40/5B	ITEM
15.03	Large format tiles to room 12 and 13.	NBS M40/5A	ITEM
15.04	Tiling to be full height in accessible WC/Shower and around shower cubicle in shower room (room 13).	NBS M40/5A	ITEM
16.00	Decoration		
16.01	Plaster - 3 coats emulsion.	NBS M60/10A	ITEM
16.02	Woodwork - cills, door frames, stops, architraves, boxing out, staircase etc in 1 coat knotting, 1 coat primer, 1 coat undercoat and 1 coat eggshell.		ITEM
16.03	MDF skirtings as 16.02 without knotting.	NBS P20/35A & B	ITEM
16.04	Timber wall slats in Hall (room 06) - 1 coat Thermoguard Fireproofing (class 0) and 1 coat Thermoguard Satin Finish.	NBS M60/10D	ITEM
16.05	Exposed pipework - 1 coat metal primer, 1 coat undercoat, 1 coat eggshell to match walls.	NBS M60/10E	ITEM
16.06	External galvanised tubular handrails to stairs and steps down to playing field - 1 coat metal primer, 1 coat undercoat and 1 coat eggshell.	NBS M60/10E	ITEM
16.07	Paint to floor screed as d3a drawing 3401.	NBS M60/10C	ITEM
17.00	Joinery, Fixtures + Fittings		
17.01	Window cill boards 25mm MDF rounded front edge generally. Refer to joinery drawing 7001 for detail within slatted walls.		ITEM
17.02	Skirting MDF as drawing 3401 generally 144x18mm.	NBS P20/35A & B	ITEM
17.03	Architraves, MDF, 69x18, Ogee moulded and primed.		ITEM
17.04	Boxing out to be MDF on softwood framing.		ITEM
17.05	Supply and fit ceiling access hatch in Changing room (room 19) with drop down aluminium ladder, Youngmans deluxe 3063400 or other equal approved.	NBS K10/51B	ITEM
17.06	Fit lockable drop down loft access hatch in Kitchen (room 05), approx 562x762mm, Manthorpe GL280F or other equal approved.	NBS K10/51A	ITEM
17.07	Supply and fit timber stair in store (room 07) between stud walls as drawing 5301.	NBS L30/10	ITEM
17.08	44x20mm Siberian larch slats to internal north and south hall walls (room 06) including window linings as drawing 7001.	NBS K20/30	ITEM
17.09	In hall (room 06) control unit, supply and fit base unit and wall cupboards, all lockable with worktop as drawing 7002.	Section N11	ITEM
17.10	In library (room 03), supply of shelving as drawing 7003, to be strut supported racking, oak veneered shelves.		ITEM
17.11	In kitchen (room 05), supply and fit kitchen units, including base units, wall units, worktops, plinths, backboards, end panels, handles, sink and top as drawing 5001 and NBS specification.	Section N11	ITEM
17.12	In office (room 04) supply and fit wall pass-through letterbox RAL 7016 anthracite grey matt finish, available from Hardware Store 24 or other equal approved.	NBS N10/96	ITEM

17.13	In office (room 04) external wall form recess for '1000' professional large external notice board, 1000x1350(w)mm x 75mm deep, silver anodized frame, from Notice Me (t. 020 8581 1067).		ITEM	
17.14	In kitchen (room 05), supply and fit steel roller shutter, approx 1500x1200mm, RAL paint finish to match wall, fire resistant and linked to fire alarm.	NBS L20/60	ITEM	
17.15	In toilets (rooms 23-26) and WC 05, supply and fit IPS system, laminate finish including all fittings and ironmongery as drawing 5203 and 5204 and NBS specification.	NBS K32/15	ITEM	
17.16	In WCs 01-05 form bulkhead over IPS of softwood framing, moisture resistant plasterboard and skim.		ITEM	
17.17	5no. WC pans, including cisterns, seats, connectors, levers and brackets.	NBS N13/10A	ITEM	
17.18	5no. Basins with taps, traps and connections.	NBS N13/25A	ITEM	
17.19	6no. Hand dryers.	NBS N13/64	ITEM	
17.20	12no. Coat hooks.	NBS N13/50	ITEM	
17.21	5no toilet roll holders.	NBS N13/60	ITEM	
17.22	5no. Soap dispensers.	NBS N13/61A	ITEM	
17.23	In cleaner's store (room 14), fit 2no. Shelves 850x300mm above Belfast sink, white melamine finish on strut uprights and brackets.		ITEM	
17.24	In assisted WC/Shower (room 12), supply and fit wall mounted baby change unit, BCU1 from Washware Essentials or other equal approved (t 01275 390603).	NBS N13/31	ITEM	
17.25	In same room, fit mirror 1000x400mm adjacent door.		ITEM	
17.26	Doc M shower package to room 12, including seat, shower curtain rail, curtain, handrails, grab bars and shower fittings.	NBS N13/14	ITEM	
17.27	Adjustable sink to room 12, including tap, traps, connections and bracket.	NBS N13/25C	ITEM	
17.28	Doc M WC pan to room 12, including cistern, seat, connector, lever and bracket.	NBS N13/10B	ITEM	
17.29	Doc M soap dispenser to room 12.	NBS N13/61B	ITEM	
17.30	Grab rails adjacent WC in room 12.	NBS N13/10B	ITEM	
17.31	Paper towel dispenser to room 12.	NBS N13/59	ITEM	
17.32	Electric shower to shower room.	NBS N13/40	ITEM	
17.33	2no. grab rails to shower room.	NBS N13/69	ITEM	
17.34	2no. Towel rails to shower room.	NBS N13/61	ITEM	
17.35	Shower tray and door to shower room.	NBS N13/43	ITEM	
17.36	Slatted bench to shower room,350mm deep by 900mm wide, wall fixed. White oak veneer slats. Painted squar tubular frames.		ITEM	
17.37	External signage over main entrance to be individuals perspex letters 6mm thick, secret fixed to render, allow provisional sum of £1,200.	NBS N91/120A	ITEM	£1,200
17.38	Internal signage - allow provisional sum of £400.		ITEM	£400
17.39	In changing room (room 22) supply and fix slatted benches, 3000x2500mm long, painted square tubular frames, wall fixed, with 150x22mm softwood rail above with 12no. Coloured nylon coat hooks.	NBS N10/26	ITEM	
17.40	In changing room (room 19), supply and fit 150x22mm softwood rail, 5000mm long, with 12no. Coloured nylon coat hooks.		ITEM	
17.41	In store (room 10), supply and fit 4no. White melamine shelves to north and east walls on white strut uprights and brackets, 300mm wide.		ITEM	
17.42	In toilets (rooms 23-26), and WC 05 fit full width mirrors, approx 1100x1000mm.	NBS N13/63	ITEM	
17.43	3no. noticeboards to hall east wall, 2no. to social space east wall. To be 900x1200mm, class 0 fire retardant, aluminium framed noticeboard from XL Displays UK - SKU: FLANB. Colour TBC.		ITEM	
18.00	External Works			
18.01	Existing access road planed off and re-laid as per BDN drawings 102 and 200.		ITEM	
18.02	Tarmac footpath as per BDN drawings 102 and 200.		ITEM	
18.03A	Surface course, binder course and base to tarmac car park, including excavation as per BDN drawings 102 and 200.		ITEM	
18.03B	Sub-base to tarmac car park, including excavation, subject to site investigation as per BDN drawings 102 and 200.		ITEM	
18.04	Flagged footpath, pedestrian only as per BDN drawings 102 and 200.	NBS Q25/52	ITEM	
18.05	Concrete pedestrian footpath as per BDN drawings 102 and 200.		ITEM	
18.06	Gravel pedestrian footpath as per BDN drawings 102 and 200.		ITEM	
18.07	Precast concrete half batter kerb as per BDN drawings 102 and 200.		ITEM	
18.08	Precast concrete bullnoses kerb as per BDN drawings 102 and 200.		ITEM	
18.09	Precast concrete edging kerb as per BDN drawings 102 and 200.		ITEM	
18.10	Reinforced concrete retaining wall to terrace as per BDN drawing 01A.		ITEM	
18.11	Drainage weepholes to terrace retaining wall.		ITEM	
18.12	Backfill behind retaining wall and to support ground bearing slab as per BDN drawing 01A.		ITEM	

18.13	Ground bearing slab to terrace as per BDN drawing 01A.		ITEM	
18.14	Cantilevered glass balustrade to terrace. Refer to d3a drawing 3903.	NBS L30/55	ITEM	
18.15	Concrete stair and galvanised tubular handrails to hill to football fields as per BDN drawing 102.		ITEM	
18.16	Concrete steps with steel balustrades to changing rooms, tamped finish with Gradus non-slip nosings.		ITEM	
18.17	Concrete ramp as per d3a drawing 5303, with tamped finish to provide slip resistance. Wall mounted handrail require as per detail on d3a drawing 5301.		ITEM	
18.18	Utilities - liaise with utilities companies for electricity, water and BT new supplies and connection. These costs will be paid directly by client.		NOTE	
18.19	Allow for excavating trenches for new utilities as D3A drawing 2201, including backfilling following duct installations. Ensure BT and LV ducts are in separate trenches and in accordance with utility provider's specification.		ITEM	
18.20	Allow for excavation and ducts installation from plant room to external lighting locations, including draw pits and backfilling, as electrical consultant's drawings and specification.		ITEM	
18.21	White line marking to parking bays and yellow line marking to pedestrian access route and disabled bays as D3A drawing 2002.		ITEM	
18.22	Allow for white line marking to access road denoting 'SLOW'.		ITEM	
18.23	At boundary between playground and car park, relocate access gate to south east corner of playground in fence line, making good all round.		ITEM	
18.24	Allow provisional sum of £3,000 for access steps from Lower Lane dwellings, 25, 27, 29, 31 & 33 to car park and relocating existing gate to 35, making good to fence.	SUM		£3,000
18.25	Following careful removal of 3no. Trees and scrub shrubs on car park north boundary, allow provisional sum of £1,000 for remedial works to boundary wall.	SUM		£1,000
18.26	Timber fence to bin store to be vertical boarded, treated timber, 1800mm high, with 100x100mm posts at 1800mm centres with three horizontal rails. Matching door minimum 900mm clear opening, with galvanised butts, hasp, staple and padlock.		ITEM	
18.27	Provide concrete bases for car park lighting columns and 2no. Waste bins.		ITEM	
19.00	Landscape			
19.01	Landscaping as D3A drawing 2002.		NOTE	
19.02	Allow for tree planting and shrub planting.		ITEM	
19.03	Retain existing topsoil and supply additional as required.		ITEM	
19.04	Allow for making good around building with top soil and grass seeding.		ITEM	
20.00	Mechanical Engineering Services			
20.01	Refer to Mechanical Engineer's Drawings and Specification.		NOTE	
20.02	Builder's work for Mechanical Engineering as consultant's drawings and specification.		ITEM	
20.03	Undertake airtightness test in accordance with Building Regulations Part L.		ITEM	
20.04	Air Source Heat Pumps and LTHW distribution to under floor heating manifolds.		ITEM	
20.05	Under floor heating and manifold assesmblies.		ITEM	
20.06	Fan convector.		ITEM	
20.07	External mains cold water installation.		ITEM	
20.08	Domestic hot and cold water services.		ITEM	
20.09	Extract ventilation		ITEM	
20.10	Testing and commissioning.		ITEM	
20.11	User training and instruction.		ITEM	
20.12	As installed drawings.		ITEM	
20.13	Operating and maintenance manuals.		ITEM	
21.00	Electrical Engineering Services			
21.01	Refer to Electrical Engineer's Drawings and Specification.		NOTE	
21.02	Builder's work for Electrical Engineering as consultant's drawings and specification.		ITEM	
21.03	Containment installation.		ITEM	
21.04	LV distribution and installation.		ITEM	
21.05	Small power installation.		ITEM	
21.06	Fire detection installation.		ITEM	
21.07	Ligtning and emergency lighting installation.		ITEM	
21.08	External lighting.		ITEM	
21.09	Intruder alarm installation.		ITEM	
21.10	Induction loop installation.		ITEM	
21.11	Door access installation.		ITEM	

21.12	Lightning protection.	ITEM
21.13	Data installation.	ITEM
21.14	External CCTV installation.	ITEM
21.15	Solar PV installation.	ITEM
21.16	Mechanical supply installation.	ITEM
21.17	Commissioning, testing and setting to work.	ITEM
21.18	User training and instruction.	ITEM
21.19	Building user guide.	ITEM
21.20	As installed drawings.	ITEM
21.21	Operating and maintenance manuals.	ITEM
22.00	Preliminaries	
22.01	Contract Preliminaries; including secure site compound, secure site perimeter fencing, welfare facilities and COVID-19 mitigation measures.	
TOTAL		£ 11,100.00