

SPECIFICATION

PROPOSED IMPROVEMENTS, ALTERATIONS, LIFT AND ASSOCIATED INTERNAL AND EXTERNAL WORKS

For

NAILSEA TOWN COUNCIL

At

**65 High Street
Nailsea
North Somerset
BS48 1AW**

Date: March 2020

Ref: NTC 1

PRELIMINARIES AND GENERAL CONDITIONS

1 Standard Specification

- 1.1 The whole of the work identified in this Specification shall be carried out in accordance with best practice and in particular BS8000 and the relevant Building Regulations, Fire Regulations, British Standards, Gas Safe Regulations, IEE 18th Edition and NICEIC Regulations and the manufacturers written instructions and recommendations.
- 1.2 The contractor shall allow for all obligations, liabilities and services described therein which are not specifically identified in the following Specification.

2 Names of Parties

The Employer is;

**Nailsea Town Council,
Tithe Barn,
Church Lane,
Nailsea,
North Somerset BS48 4NG**

3 Form of Contract

The Contract will be the JCT Intermediate works Form of Contract.

4 Scope of the Work

- 4.1 The works comprises undertaking improvements and alterations to the ground floor toilets, kitchen and circulation area. This will involve the removal of the existing Ladies toilets and the existing kitchen to provide new Uni – Sex toilets, and an open plan Refreshment space, new store cupboard for the electrical distribution panels, fire alarm and security equipment. A Platform lift is to be installed to provide Disabled Persons access to the first floor. On the First floor the existing kitchen is to be modified and refitted to accommodate the Platform lift. The Disabled Persons toilet on the ground floor is to be redecorated and the Unisex toilet (formally Male Toilet) refurbished and a store room created within the existing space with an external door D23. On the half landing the single toilet is to be refurbished. Forming part of the overall works will be the replacement of the pair of doors leading from the circulation space and identified D3 and D4 together with the side entrance door D2.
- 4.2 It is intended that the Platform lift will be manufactured and installed by Messrs Triangle Lifts Ltd as a separate package. The main contractor will be required to provide Builders work, but no other attendance.
- 4.3 Some works are planned to the Fire Alarm and the Security Alarm and will be undertaken as a separate package by a nominated sub contractor.

5 The Site

5.1 The site address is:

**5.2 Nailsea Town Council
65 High Street
Nailsea
North Somerset
BS48 1AW**

The Contractor shall be deemed to have visited the site and acquainted himself with the work, access arrangements and the all matters relevant to the works.

The work area will be empty for the duration of the contract. The Town Council reserve the right for ongoing activities to use part of the premises by agreement with the Main Contractor and subject to the H&S issues being satisfied.

Contractors wishing to visit the site should contact Mr Ian Morrell the Project Manager tel: 07934291670 or the Nailsea Town Council tel: 01275 855277 to make an appointment.

6 Contract Administrator

6.1 The Contract Administrator will be Mr M J Greaves who may be contacted on Tel 01934 838786.

7 Drawings

7.1 One copy of each of the following drawings is enclosed with this specification: and shall form part of the contract documents.

- A Nail 3 existing ground floor and first floor plans
- B Nail 10A proposed ground and first floor plans
- C Triangle Lift Services drawing of lift shaft and enclosure
- D DHD Structures drawings 2:2 – 2:9

8 Commencement and Completion of the works

8.1 The works are to commence the week commencing 20th July 2020 and are to be completed on or before 28th August 2020. Contractors not having the resources to undertake the work within this period should return the contract invitation. The Male Toilet on the ground floor will need to be refurbished before the main works are commenced as this will be the only toilet available for both the Contractor and staff or visitors.

9 Programme

- 9.1 Within one week of receiving the official order to proceed, the Contractor shall prepare and submit a programme of works for the approval of the Contract Administrator.

10 Health and Safety

- 10.1 All works shall be carried out strictly in accordance with the current Health and Safety legislation. The CDM guidance information is included with the tender documents and the project will be subject to the CDM regulations 2015 and notification to the HSE using the form F10.
- 10.2 Mr M J Greaves will be the Principal Designer in accordance with the CDM Regulations 2015 and will coordinate the H&S Plans and the Construction Phase H&S Plan.
- 10.3 The contractor shall undertake the whole of the works in accordance with the Construction Phase Health and Safety Plan.
- 10.4 A copy of the Asbestos Survey and Register is included with the tender package. If any suspect materials are found the contractor shall immediately stop work and advise the Contract Administrator who will arrange for testing and any remedial works or removals.
- 10.5 It is assumed that the Contractor will make use of the Welfare and Toilet accommodation within the premises. It will not be possible to locate any external containers and storage units.

11 COSHH

- 11.1 The Contractor shall be deemed to have carried out the assessment necessary of all materials specified to satisfy the Control of Substances Hazardous to Health Regulations (COSHH).

12 Electrical Work and Gas installation

- 12.1 No electrical work is to be undertaken other than by an NICEIC approved Electrical Contractor.
- 12.2 All mains electrical power tools shall be transformed to 110v immediately adjacent to the mains power supply and provided with RCD protection.
- 12.3 All electrical work specified shall be tested in accordance with the 18th Edition of the I.E.E. Wiring Regulations for Electrical Installations, and left in full working order.
- 12.4 On completion, all of the electrical work is to be tested and inspected. Completion, Test and Inspection Certificates are to be supplied to the Contract Administrator for all the works undertaken on practical completion.

12.5 All works to the gas central heating is to be undertaken by a Gas Safe registered Heating Engineer.

12.6 On completion, all gas work is to be tested and inspected. Completion, Test and Inspection Certificates are to be supplied to the Contract Administrator for all the works undertaken.

13 Means of Access, etc

13.1 The Contractor shall provide all necessary means of safe access and protection to the Works including warning signs and temporary fencing. Clear egress from exit and Fire Exit doors shall be maintained at all times.

13.2 There is little external space for the storage of materials and the disposal of waste. parking in High Street is restricted and should be avoided. There is a Public car park to the rear and occasional access is available to the side entrance door. It is not envisaged that the Contractors will need storage containers or separate Welfare and toilet accommodation. A skip may be located at the side of the premises subject to any licences and conditions from North Somerset Council.

14 Security

14.1 The Contractor shall take adequate measures to ensure that security of the premises is maintained at all times.

15 Occupied Premises

15.1 The premises will be empty during the contract.

16 Separate Prices

16.1 Separate prices shall be inserted for each item in the cash column provided. Depending on the funding available it may be necessary to omit certain sections of the works at the discretion of the Nailsea Town Council.

17 Compliance with Nailsea Town Council standing orders and policies

17.1 The Contract is to be undertaken in accordance with Nailsea Town Councils Standing orders, Financial Regulations and Relevant Policies. In particular the use of the premises and its proper care and protection. Copies will be provided as part of the contract particulars.

SCHEDULE OF WORKS

PART A – GENERAL

18 Description of the works

- 18.1 The works comprises undertaking improvements and alterations to the ground floor toilets, kitchen and circulation area. This will involve the removal of the existing Ladies toilets and the existing kitchen to provide new Uni – Sex toilets, and an open plan Refreshment space, new store cupboard for the electrical distribution panels, fire alarm and security equipment. A Platform lift is to be installed to provide Disabled Persons access to the first floor. On the First floor the existing kitchen is to be modified and refitted to accommodate the Platform lift. The Disabled Persons toilet on the ground floor is to be redecorated and the Unisex toilet (formally Male toilet) refurbished and a store room created within the existing space with an external door D23. On the half landing the single toilet is to be refurbished. Forming part of the overall works will be the replacement of the pair of doors leading from the circulation space and identified D3 and D4 together with the side entrance door D2.
- 18.2 There will be elements of the works that are to be ‘Contractor Designed’ including the external doors. The Electrical and Heating works including hot water will be Contractor designed. Contractors will be free to offer their own design solutions to enable the best possible price to be achieved. Where offering a design and install package the contractor will be required to provide details of the works and a specification describing the materials used, warranties and guarantees. All electrical works are to be undertaken by a NICEIC Contractor. The gas central heating is to be designed and installed by a Gas Safe Registered heating engineer.

19 Access and storage areas

- 19.1 Access to the site will be via the side entrance doors and the side door to the staircase. The front entrance door should not be used for access.

20 Isolation of services and new connections to services and drainage and builders work

- 20.1 The contractor will be required to isolate all of the services including the electrical installation, water, plumbing and heating and to prepare for extending the existing services to serve the new fittings and layouts. The aim is to conceal as much of the pipe work and cables as possible.
- 20.2 The fire alarm and the security alarm are to be modified by the Specialist Contractors appointed by Nailsea Town Council.
- 20.3 Include for removing all of the existing pipes and fittings and radiators where no longer required. Where this is not possible the pipes shall be placed within Pendock casings.

20.4 The contractor shall be deemed to have included for all builders work required in connection with the Platform lift, lifting floor boards, cutting holes and chases and for reinstating and making good on completion.

19 **Stripping out and preparing the work areas**

19.1 Carefully take down and remove the existing doors, fittings, units, toilet fittings, suspended ceilings and items shown to be removed. Remove the floor coverings where shown to be replaced. Generally prepare the work areas to undertake the works.

20 **Protection of the site and cleaning on completion**

20.1 The contractor shall include for protecting all floor coverings which are to be retained in the site area and on the access routes. Erect dust screens to enclose and maintain the dust within the working area.

20.1.1 The contractor will be required to ensure that the site is kept clean and tidy at all times. All debris and rubbish shall be cleared away from site as they accumulate. On completion of the works all of the site, access and works areas are to be thoroughly cleaned and all fittings and windows washed. The work areas, access routes, stairs and corridors, toilets including the new kitchens etc are to be cleaned and left ready for occupation. A Builders clean will not be accepted.

PART B – TOILETS A & B - CLEANERS STORE

21.1 Stripping out existing fittings, demolition and wall and floor finishes

A Carefully take down the walls to be removed and strip out the partitions, wall linings, fittings, together with the ceilings and floor finishes to prepare the space for the new toilets and cleaners store. Prepare the walls for the new wall linings.

B Disconnect the existing water heater located behind the wall panelling and set aside for refixing in the loft area above.

21.2 Structural support to light well and ceiling to loft area

A Prop and support the ceiling when the walls are removed. Fabricate steel brackets and ladder beam and support ceiling and floor with 250x50mm C24 timber beams in accordance with the Structural Engineers details.

21.3 Toilet and Cleaners store partitions

A Prepare floor and lay DPC. Construct partitions from 100mm lightweight blocks laid in cement and sand mortar and bonded to existing walls. Include for concrete pre stressed concrete lintel to the toilet and cleaners cupboard doors D1, D2 and D3. Prepare the walls for plastering.

21.4 Plastering walls and skirtings

- A Prepare the walls including the exposed stone wall and rough in with either a cement and sand based roughing coat or a Gypsum base coat and finish with Gypsum multi coat plaster in accordance with the manufacturers instructions.
- B Supply and fix to the walls 150x25mm moulded skirting boards.

21.5 Plasterboard ceilings

- A Prepare and pack as necessary the ceilings to the toilets A & B and the Clearers store and line with 9.5mm plasterboard. Tape joints and skim with Gypsum board finish plaster in accordance with the manufacturer's instructions.

21.6 Integrated plumbing system (IPS)

- A Manufacture supply and fix IPS panels in selected colours to the toilets A and B. Include for all brackets and fixings and fit in accordance with the manufacturer's instructions.

21.7 Toilet and Cleaners store doors D1X, D2X and D3X

- A Supply and fix 35mm door linings complete with matching door stops and architraves. In linings supply and hang 1981x838x35mm solid core lipped and flush doors to A & B and 600mm wide door to cleaners store. Hang doors on 1½ pairs of stainless steel hinges. Supply and fit 'A Spec' or NOVA door handles and door furniture in selected colours with indicator bolt on the inside. Include for a mort ice lock to the cleaners cupboard.

21.8 WC's & WHB's – cleaners sink – cleaners shelving

- A Supply and fit Messrs Armstrong Shanks Tiffany or other approved BTW toilet pan complete with seat and cover. Include for cistern and flushing mechanism to suit the IPS. Make all connections including drainage and overflow and include for ball o Fix valve to isolate cold water supply. Include also for CP toilet roll holder and soap dispenser. Test and commission on completion.
- B Supply and fit Messrs Armstrong Tiffany 560 wall hung WHB's. Include for H&C lever taps, and pop up waste together with CP bottle trap. Extend H&C in stainless steel pipe. Make connections to soil pipe. Include for ball o fix isolation valves to H&C. Provide and fix above the WHB 500x400mm bevelled edge mirror secured with CP caps and screws. Test and commission on completion.
- C Supply and fit 500x400mm Belfast sink in cleaners store on frame. Include for waste and trap together with H&C connections complete with ball o fix isolation valves. Make connection to soil and waste pipe. Test and commission on completion.
- D Prepare walls behind WHB's and Cleaners sink and tile the wall with 2 courses

of coloured glazed tiles to act as splash back. Include for CP trim to edges and for sealing against the basin with matching silicon sealant.

- E Supply and fit 3 No 300mm wide 25mm thick lipped plywood shelves above the sink in the cleaners store secured on vertical slotted uprights and angle brackets screwed to shelves.

21.8 Floor coverings to toilets A & B and Cleaners store

- A Prepare the existing floor and lay latex regulating compound as necessary.
- B Supply and lay Nova Vinyl plank flooring in selected pattern laid in accordance with the manufacturer's instructions. Provide threshold strips at the door openings and to adjacent floor finishes between different surfaces. Seal around skirtings with clear silicon. Protect floor after installation.

21.9 Decorations

- A Make good all surfaces and prepare for painting and redecoration. Generally apply one mist coat to the walls and partitions and finish with two coats of water based acrylic Dulux Trade Diamond matt paint in selected colours applied in accordance with the manufactures instructions. Woodwork and painted metal surfaces are to be prepared, primed, stopped and finished with one undercoat and one coat of high gloss paint in selected colours.
- B Include also for redecorating the Disabled Persons toilet as before described in A above.

21.10 Soil and waste drainage

- A Make connection to the existing soil drainage in the disabled toilet and extend through wall and behind the IPS to serve the toilets A & B, cleaners store and provide a boss to the adjoining Refreshment area services. Include for supporting the pipe to a self cleansing fall and for all branches, multi quick connections and bosses for WHB's and sink. Include also for DURGO automatic vent within the IPS. Test and commission on completion.

21.11 Removal of vanity sink unit in Office 1

- A Carefully remove the vanity unit sink in Office 1 and remove from site. Cap off the services and make good the walls and floor. Include for short section of skirting boards behind the vanity unit. Touch in decorations to match the existing as previous described.

PART C – CIRCULATION AREA, REFRESHMENT STATION & ELECTRICAL CUPBOARD

22.1 Stripping out existing fittings, demolition and wall and floor finishes

- A Carefully take down the walls to be removed and strip out the partitions, wall linings, fittings, together with the ceilings and floor finishes to prepare the space for the extended circulation area, Refreshment station and Electrical cupboard. Prepare the walls for the new wall linings.

22.2 Structural support to new openings and walls

- A Prop and support the ceiling when the walls are removed. Build up walls where widened with semi engineering bricks and provide pad stones as shown and described in the Structural Engineers details. Insert 4 No 127x76x13kg steel beams to widened opening in circulation space. Provide and install 203x133x25kg beams and 127x76x13kg steel beams including brackets and fixings as shown and described in the Structural Engineers details.

22.3 Stud partitions and door D4X to Electrical cupboard

- A Prepare floor walls and ceilings and construct 100x50mm stud partition including cill, head and noggings. Clad both sides with 12.5mm plasterboard and skim as before described. Provide matching skirtings to both sides.

22.4 Door D4X

- A Supply and fix 35mm door linings complete with matching door stops and architraves. In linings supply and hang 1981x838x35mm solid core lipped and flush doors to Electrical cupboard. Hang doors on 1½ pairs of stainless steel hinges. Supply and fit 'A Spec' or NOVA door handle and door furniture in selected colours. Include for a mortice lock to the Electrical cupboard.

22.5 Vision Panel to Meeting room

- A Carefully remove the existing vision panel to the Meeting Room / office. Fill the opening with studwork and clad both sides with 9.5mm plasterboard and skim with Gypsum board finish plaster as before described. Include for painting both sides

22.6 Infilling former window recess in Refreshment Station area

- A Prepare the opening and infill the former recess behind the worktops with 100mm lightweight blockwork as before described. Plaster with floating coat and finish with Gypsum multi coat plaster as before described.

22.7 Existing Ceiling to Circulation area, Refreshment station and electrical cupboard

- A Include for making good the existing plastered ceiling where walls and partitions have been removed. Patch repair the ceiling with plasterboard and skim to ensure the integrity of the fire separation between the ground floor and the first floor. The new steel beams and timber beams are to be protected with 2 layers of 9.5mm Fire Liner plasterboard fixed to timber packing and finished

with plaster. All spaces and infill around pipes are to be sealed with intumescent foam.

- B Form new 'Trap Door' within the ceiling to provide safe access to the Loft area. Trim the opening with 100x30mm SW lining and provide 30mm Fire rated hinged trap door.

22.8 Armstrong Mini Board suspended ceiling to Circulation area and Refreshment station

- A Supply and install Messrs Armstrong Mini Board suspended ceiling to match the ceiling in the Exhibition area. The ceiling is to follow the same lines and height and be installed with shadow batten and in accordance with the manufacturer's instructions. Include for additional hangers to support the light and fire alarm fittings where shown. Protect on completion.

22.9 External doors D3 & D4

- A Remove the existing doors and frame to doors D3 and D4. Manufacture, supply and install polyester coated aluminium doors and frames with level threshold in selected colours to Secured by Design 1 standard including all fittings and door closers together with double glazed safety glass type A. The doors are to be secured with 'push bar to open' bolts and are to be opened from the inside without the use of a key. Make good around the door and seal with matching silicon sealant.

22.10 Nova Flooring to Circulation area and Refreshment station

- A Prepare the existing floor and make good as necessary to adjust levels and where walls and partitions have been removed. Lay latex regulating compound as necessary.
- B Supply and lay Nova Vinyl plank flooring in selected colour and pattern laid in accordance with the manufacturer's instructions. Provide threshold strips at the door openings and to adjacent floor finishes between different surfaces. Protect floor on completion.

22.11 Redecoration of Circulation Area, Refreshment station and Electrical cupboard

- A Make good all wall surfaces where partitions, walls and fittings are removed. Generally apply one mist coat to the walls and partitions and finish with two coats of water based acrylic Dulux Trade Diamond matt paint in selected colours applied in accordance with the manufactures instructions. Woodwork and painted metal surfaces are to be prepared, primed, stopped and finished with one undercoat and one coat of high gloss paint in selected colours.

PART D – WORKS TO LIFT SHAFT and ENCLOSURE INCLUDING WORKS TO LANDING AND FIRST FLOOR KITCHEN

23.1 Base to Platform lift

- A Carefully remove the floor to the base of the Platform lift. Open up the floor and erect formwork to opening. Cast concrete slab to finish 50mm below the finished floor level of the Circulation area in accordance with the Structural Engineers details and specification. Trowel smooth and allow to set.

23.2 Trimming first floor to form shaft for Platform lift

- A Carefully take down the existing first floor partition between the landing and kitchen area. Remove the door and frame, but salvage the skirting boards for the infilled openings. Make good the floor, walls and ceiling to match the existing.
- B Lift the floor finishes and floor boards to form opening in floor for the new Platform lift. Trim the opening the aperture size shown on Triangle Lift drawings with 200x50mm trimmers to support the floor joists. Include for fixing Bat Hangers fitted in accordance with the manufacturer's instructions. Line the opening with 25mm fascia and nosing and make good the ceiling and floor finishes to match the existing.

23.3 Removal of doors D24, D26 and new door D5X

- A Carefully remove the doors and frames to door openings D24 and D26. Set one of the doors and frames aside to be refixed in new opening D5X. Block the door openings with 100mm lightweight blockwork secured to abutments with crocodile brackets and ties. Make good to both side and plaster as before described. Refix salvaged skirting boards to match the existing. Include for addition moulded skirting boards if it is not possible to reuse the existing.
- B Carefully form the new door opening shown D5X and insert concrete or Catnic lintel to support wall. Prepare the walls and floor and make good to match the existing. Reuse and fit salvaged frame and door in the new opening. Adjust and leave in working order.

23.3 Stud partitions to Platform lift enclosure

- A On the ground floor carefully remove the glazed partition between the existing store area and the staircase. Replace the partition with stud partition constructed as before described from 100x50mm studs, cill and head and clad on both sides with 12.5mm plasterboard and skim. Include for using the salvaged skirting boards on both sides. Make good the walls, floor and ceiling where the existing partition has been removed.
- B On the first floor construct stud partition behind the Platform lift and the smaller kitchen as before described in A.
- C When the new Platform lift has been installed infill around the unit to enclose the lift shaft with studwork and plasterboard linings together with architraves and skirtings as before described in A.

23.4 Works to first floor kitchen

- A Include to remove the existing kitchen fittings and services. Leave services and waste for new kitchen units.

23.5 Redecoration of first floor landing and first floor kitchen and infilled door openings

- A Prepare all surfaces and make good, generally apply one mist coat to the walls and partitions and finish with two coats of water based acrylic Dulux Trade Diamond matt paint in selected colours applied in accordance with the manufactures instructions. Woodwork and painted metal surfaces are to be prepared, primed, stopped and finished with one undercoat and one coat of high gloss paint in selected colours.

23.6 Flooring in first floor kitchen

- A Prepare the existing floor and make good as necessary to adjust levels and where walls and partitions have been removed. Lay latex regulating compound as necessary.
- B Supply and lay Polyflor none slip flooring in selected colours laid in accordance with the manufacturer's instructions. Provide threshold strips at the door opening and to adjacent floor finishes between different surfaces. Seal around the perimeter with clear silicon sealant. Protect floor on completion

PART E – UNI SEX TOILET AND STORE ON GROUND FLOOR **INCLUDING DOOR D 23X**

24.1 Removal of fittings and preparation for External store

- A Carefully remove all of the existing fittings, side screen, wall tiling and flooring and prepare for creating the new Unisex Toilet and External Store. Cap and modify the services and drainage to serve the new fittings.

24.2 Blockwork partition to form external store and Unisex toilet

- A Break out the floor and form new foundation for the block partition. Cast concrete and construct new partition from 100mm lightweight blocks. Bond new partition to existing walls with crocodile brackets. Plaster both sides as before described with cement and sand roughing coat and finished with Gypsum multi coat finishing plaster. Provide and fix matching skirtings to both sides.

24.3 External store door D23X

- A Carefully form new door opening in wall and insert RC lintel. Trim the cavities and close with Thermabate insulated cavity closers. Make good the existing cement and sand rendering and painted walls to match the existing.

B Manufacture, supply and install polyester coated aluminium door and frame with level threshold in selected colours to Secured by Design 1 standard including all fittings, furniture and 5 lever lock. Make good around the door and seal with matching silicon sealant.

C Construct concrete step to the new store door D23X 600mm wide.

24.4 WC and WHB in Unisex toilet

A Supply and fit Messrs Armstrong Shanks Tiffany or other approved close coupled WC complete with seat and cover. Make all connections including drainage and overflow and include for ball o Fix valve to isolate cold water supply. Test and commission on completion.

B Supply and fit Messrs Armstrong Tiffany 560 wall hung WHB's. Include for H&C lever taps, and pop up waste together with CP bottle trap. Extend H&C in stainless steel pipe. Make connections to soil pipe. Include for ball o fix isolation valves to H&C. Include also for CP toilet roll holder and soap dispenser. Provide and fix above the WHB 500x400mm bevelled edge mirror secured with CP caps and screws. Test and commission on completion.

C Prepare walls behind WHB's and tile the wall with 2 courses of coloured glazed tiles to act as splash back. Include for CP trim to edges and for sealing against the basin with matching silicon sealant

24.5 Redecoration of Unisex toilet and external store

A Prepare all surfaces and make good, generally apply one mist coat to the walls and partitions and finish with two coats of water based acrylic Dulux Trade Diamond matt paint in selected colours applied in accordance with the manufactures instructions. Woodwork and painted metal surfaces are to be prepared, primed, stopped and finished with one undercoat and one coat of high gloss paint in selected colours.

24.6 Flooring in Unisex toilet

A Prepare the existing floor and make good as necessary to adjust levels and where walls and partitions have been removed. Lay latex regulating compound as necessary.

B Supply and lay Polyflor none slip flooring in selected colours laid in accordance with the manufacturer's instructions. Provide threshold strips at the door opening and to adjacent floor finishes between different surfaces. Seal around the perimeter with clear silicon sealant. Protect floor on completion

PART F – FIRST FLOOR LANDING UNISEX TOILET

25.1 Removal of fittings and preparation

- A Carefully remove all of the existing fittings, wall tiling and flooring and prepare for refurbishing the first floor landing toilet. Cap and modify the services and drainage to serve the new fittings.

25.2 Removal of fittings and preparation for refurbishment

- A Supply and fit Messrs Armstrong Shanks Tiffany or other approved close coupled WC complete with seat and cover. Make all connections including drainage and overflow and include for ball o Fix valve to isolate cold water supply. Test and commission on completion.
- B Supply and fit Messrs Armstrong Tiffany 400 corner wall hung WHB. Include for H&C lever taps, and pop up waste together with CP bottle trap. Extend H&C in stainless steel pipe. Make connections to soil pipe. Include for ball o fix isolation valves to H&C. Include also for CP toilet roll holder and soap dispenser. Provide and fix above the WHB 500x400mm bevelled edge mirror secured with CP caps and screws. Test and commission on completion.
- C Prepare walls behind WHB's and tile the wall with 2 courses of coloured glazed tiles to act as splash back. Include for CP trim to edges and for sealing against the basin with matching silicon sealant

25.3 Redecoration of first floor landing toilet

- A Prepare all surfaces and make good, generally apply one mist coat to the walls and finish with two coats of water based acrylic Dulux Trade Diamond matt paint in selected colours applied in accordance with the manufactures instructions. Woodwork and painted metal surfaces are to be prepared, primed, stopped and finished with one undercoat and one coat of high gloss paint in selected colours.

25.4 Flooring in first floor landing toilet

- A Prepare the existing floor and make good as necessary to adjust levels . Lay latex regulating compound as necessary.
- B Supply and lay Polyflor none slip flooring in selected colours laid in accordance with the manufacturer's instructions. Provide threshold strips at the door opening and to adjacent floor finishes between different surfaces. Seal around the perimeter with clear silicon sealant. Protect floor on completion

PART G – REPLACEMENT GROUND FLOOR SIDE ENTRANCE DOOR D2

26.1 External door D2

26.1 External doors D2

- A Remove the existing door and frame to door D2. Manufacture, supply and install polyester coated aluminium solid door and frame with level threshold in

selected colours to Secured by Design 1 standard including all fittings and door closers. The door is to be secured with a five lever security lock to be opened from the inside without the use of a key. Make good around the door and seal with matching silicon sealant.

PART H – HEATING AND HOT WATER INSTALLATIONS

27.1 Heating and hot water design standards and performance requirements

- A The whole of the heating and hot water design and installation is to be undertaken in accordance with the Gas Safe Regulations, Water Regulations and the relevant British Standards and the Building Regulations.
- B The replacement and new heaters are to be fed from the existing gas fired boiler located in the loft roof space boiler above the Unisex toilets and circulation area. The heaters are required to provide a mean temperature of 20o degrees C in the Circulation and the Refreshment station. The 4 Unisex toilets should provide a design temperature of 18o degrees C.
- C The preferred heating in the Circulation area and Refreshment station will be Myson or other approved fan convectors. The heaters in the Unisex toilets will be hot water stelrad radiators complete with TVR's and isolation valves. The Contractor shall design the heating circuits to deliver the heat required and maintain the temperatures for the duration the Centre is open. A separate zone would be preferred for the Circulation area and the Refreshment station.
- D The hot water can be provided from Electric Cistern storage heaters preferably located in the Loft adjacent to the central heating boiler or adjacent to the WHB's and sink unit in the first floor kitchen. The hot water supply should be capable of delivering hot water to the WHB's located in the 4 Unisex and the disabled toilets. Hot water should also be delivered to the sink unit in the Refreshment toilet and the first floor kitchen together with the WHB in the refreshment area. If an electric hot water installation is adopted the Electrical works will be included within the Electrical section.
- E The design adopted should incorporate controls to ensure that it operates as efficiently as possible to reduce energy costs and reduce waste. Any heat recovery measures will be welcome and standards of insulation should be in excess of the Building Regulations.

27.2 Installation standards

- A The new and extended installation should be compatible to the existing heating and hot water installation. The contractor should include for adapting, modifying and realigning the circulation circuits and for providing any additional pumping and controls including thermostats.
- B The heating and hot water installation should include all fittings, fan convectors and pipe work. As the kitchens will be provided and installed by a specialist kitchen fitter capped tails are to be provided with isolation vales to

supply the various fittings. Builders work is to be included.

- C The Contractor shall include for testing and commissioning the systems and installation on completion.

PART I – ELECTRICAL INSTALLATION

28.1 Electrical installation and design standards and performance requirements

- A The whole of the Electrical installation is to be undertaken in accordance with the IEE 18th Edition Regulations, Electricity Regulations, British Standards and the Building Regulations.
- B The scope of the electrical installation is to rationalise the electrical installation particularly in the Circulation area and Refreshment station and the Unisex toilets A & B. The distribution boards in the existing ground floor corridor and kitchen are to be removed and replaced in the new Electrical cupboard. Contractors will be required to rationalise the various circuits and controls which serve both the new work areas and the adjoining spaces.
- C The design objective of the electrical installation particularly the lighting is to provide a lighting level of 400 lux. The whole of the lighting shall be LED with PIR movement and time controls. The emergency lighting is comply with BS 5266 and the Fire Reform Order 2005 to provide an illumination level of 15 lux and be capable of having a battery back up for 2 hours.
- D The Contractors should provide a selection of light fittings for selection. All circuits and cables should be sunk and concealed. Switch plates should be brushed steel.
- E The ventilation fans provided should preferably be Greenwood Airvac to incorporate a humidistat and to deliver 10 air changes per hour for the toilets and 15 for the kitchens and refreshment station.

28.2 Schedule of requirements and installation standards

- A **Toilets A, B & C Unisex toilet on half landing**
Light fitting and local switching and isolation switch
Extractor fan and local isolation switch
Water heater supply in Unisex toilet C and Toilet on half landing and isolation switch
Hand dryer with supply and isolation switch
- B **Cleaners store**
Light fitting and local switching and isolation switch
Extractor fan and local isolation switch
Hand dryer with supply and isolation switch
Twin 13amp socket

- C Circulation area and refreshment station**
Light fittings and local switching and isolation switches
Extractor fan and local isolation switch
Hand dryer with supply and isolation switch
8 No Twin 13amp sockets
4 No spurred outlets with indicators to fridge, dish washer, Quooler hot water unit
Thermostat linked to boiler controls
- D Electrical cupboard**
Light fitting and local switching and isolation switch
2 No Twin 13amp sockets
Dedicated 13amp spurred socket and isolator for Platform lift
- E External store**
Light fitting and local switching and isolation switch
1 No Twin 13amp socket
External light with PIR
- F First floor kitchen**
Light fitting and local switching and isolation switch
Extractor fan and local isolation switch
Hand dryer with supply and isolation switch
4 No Twin 13amp sockets
- G Boiler and loft**
Light fitting and local switching with indicator in suspended ceiling
Supply to water heater and local isolation switching
2 No Twin 13amp sockets
- H Standards, warranties and guarantees**
The whole of the electrical installation to be undertaken to met the design expectations specified. The contractor to provide warranties and guarantees of all of the new fittings and equipment installed.

PART H – CONTINGENCIES and PC SUMS

29.1 Contingencies

- A Include the sum of £5,000 (Five thousand pounds) for contingent works to be expended in part or in whole as directed by the Contract Administrator.

29.2 PC Sum for Fire and Security Alarm

- A Include the PC Sum of £5,500 for the Fire and Security Alarm installation to be undertaken by a nominated Fire and Security Alarm sub contractor.

Include for attendance.....

O&P.....

29.4 PC Sum for Refreshment station and First floor kitchen

A Include the PC Sum of £10,000 for the Refreshment station on the ground floor and the first floor kitchen to be undertaken by a nominated Kitchen company sub contractor.

Include for attendance.....

O&P.....

29.5 PC sum for signage

A Include the sum of £1000 for signage to be manufactured by a Specialist Sign Company as selected by Nailsea Town Council.

O&P.....

Total to form of tender:

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