

LEEMING ASSOCIATES

CHARTERED SURVEYORS

Building Surveyors, Quantity Surveyors,
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SUPPORT ACCOMMODATION FIT OUT AND NEW SITE SERVICES

AT

FLEETWOOD FIRE FIGHTING CENTRE

BLACKPOOL AND THE FYLDE COLLEGE

Revision A - 24.07.15
(Revisions are highlighted yellow)

Jul-15



Leeming Associates is the trading name of Glen Leeming Limited
working in association with Michael Thomas Dip.Arch. RIBA

Co Reg No: 4854543

VAT Reg No: 807 0198 41

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James Alderson BSc.(Hons)

Regulated by RICS

**SUPPORT ACCOMMODATION FIT OUT AND NEW SITE SERVICES
FLEETWOOD FIRE FIGHTING CENTRE**

BLACKPOOL AND THE FYLDE COLLEGE

Ref	Item	Quantity	Rate	Total
1.00	PRELIMINARIES			
	Location of Works			
1.01	The site is located at the Fleetwood Fire Fighting Centre, Enterprise Way, Fleetwood, FY7 8RY			
	Local Authority			
1.02	The Local Authority is Wyre Council, Civic Centre, Breck Road, Poulton-le-Fylde, FY6 7PU			
	Employer			
1.03	The Employer is Blackpool and The Fylde College, Ashfield Road, Bispham, Blackpool, FY2 0HB			
	Contract Administrator			
1.04	The term 'Contract Administrator' shall mean Leeming Associates, 8-10 Preston Old Road, Freckleton, Preston PR4 1PD. Tel: 01772 632556 Email: office@leemingassociates.com			
	Quantity Surveyor			
1.05	The term 'Quantity Surveyor' shall mean Leeming Associates			
	CDM Principal Designer			
1.06	The term 'CDM Principal Designer' shall mean Leeming Associates.			
	Drawings			
1.07	The following tender drawings form part of the tender documents:- See Leeming Associates 2642D drawing register and JRB Environmental drawing registers for Mechanical Services (dated 24.06.15) and Electrical Services (dated 30.06.15).			
	Description of Works			
1.08	The works comprise of the internal refurbishment of two detached modular buildings to form support accommodation for the Fire Fighting Centre together with site wide service installations including power feeder pillars, data, security / CCTV, fire alarm, external perimeter lighting, water feeds to Support Accommodation and Training Unit, and electrical works in association with new incoming electric feed to service the whole site.			
	Visit the Site			
1.09	Contractors are advised to visit the site and ascertain for themselves the exact nature of the proposed works and any difficulties inherent therein.			
	Nature of the Works/Access			
1.10	Contractor vehicular access is through the south entrance via Enterprise Way.			
	EMPLOYERS REQUIREMENTS			
	Confinement on Site			
1.11	The Contractor shall confine his employees, suppliers or subcontractors materials, plant equipment and huts within the site boundaries and to the approval of the Contract Administrator.			
	Maintenance of Works			
1.12	The Contractor shall include for making good all damage and disturbance to the public and private roads and footways, kerbs and the like to the entire satisfaction of the local authority, public or private owners.			

Ref	Item	Quantity	Rate	Total
	Police Regulations			
1.13	The Contractor shall include for complying with all Police Regulations or instructions and the Road Traffic Act in relation to; a) parking; b) keeping roads and footpaths clean, free from mud etc and clear of all obstructions caused by materials and plant; and c) conveyance of plant and materials to and from the site.			
	Nuisance Generally			
1.14	The Contractor shall prevent smoke, dust, fumes, spillage, pollution of waterways/drains and other harmful activities. No bonfires will be allowed.			
1.15	Comply with any reasonable requests from the public and adjoining owners.			
1.16	Keep noise down to as low a level as can be practically attained. Avoid the use of excessively noisy tools (e.g. percussion tools) or restrict their use to agreed times. Use mufflers and acoustic enclosures when necessary.			
1.17	Ban the use of radios, cassettes etc and comply with BS 5228 - 'Noise Control on Construction Sites'.			
1.18	Prevent any form of shock or vibration being transmitted to other buildings.			
	Workmanship			
1.19	The Works shall be carried out in a sound and workmanlike manner in accordance with current Codes of Practice and to the satisfaction of the Contract Administrator.			
1.20	The Contractor shall employ upon the works only skilled workmen and the Contract Administrator may require the removal of any person who in his opinion is incompetent or negligent in his duties			
	Materials			
1.21	All materials shall be the best of their respective kinds, confirming where possible to the current British Standards. They shall be handled, stored and fixed strictly in accordance with the manufacturer's instructions.			
1.22	Materials shall be properly stored and protected on site. Damaged items shall be replaced at the Contractor's expense.			
	Samples			
1.23	Samples of materials proposed to be used in the Works shall be submitted as and when instructed. Approved samples will be selected therefrom and be retained on site in order that material used in the works may be compared therewith.			
1.24	The Contractor shall include for taking all precautions in safeguarding the Works, materials and plant against damage and theft and shall include for the provision of temporary fencing and lighting as considered necessary.			
1.25	The Contractor shall provide tarpaulins and all necessary coverings and take adequate precautions to keep the works free from damage by frost, wind, rain or snow during the progress of the works and clear away on completion.			
1.26	The Contractor shall allow for protecting all work in this Contract and make good any damage and leave in good condition on completion.			
	Existing Services			
1.27	The Contractor shall locate and identify all live services and temporarily divert and/or protect as necessary.			

Ref	Item	Quantity	Rate	Total
	Signboard			
1.28	A signboard will not be required.			
	Building Regulations			
1.29	The Contractor shall notify the Local Council or the appointed Approved Inspector of the commencement of the works and at each relevant stage of the works in order for them to inspect the works. The Contractor shall be responsible for obtaining the Building Regulation Completion Certificate on completion of the works.			
	Progress Chart and Drawings			
1.30	The Contractor shall submit a standard programme and progress chart to the Contract Administrator for approval within three days of the date of acceptance of his tender and keep up-to-date during the contract works.			
	Site Meetings			
1.31	The Contractor may use the site facilities for regular site meetings.			
	Removing Rubbish and Cleaning			
1.32	The Contractor shall clear away all rubbish and debris as it accumulates and shall clean down the building immediately before giving up possession including windows, external brickwork, paving's and the like to the satisfaction of the Contract Administrator.			
1.33	The Contractor shall allow removing all waste and the likes out of the areas of works. The corridors and stair areas must be protected at all times.			
	Handover			
1.34	Prior to handover the Contractor shall make arrangements and agree dates for inspections in respect of making good any defects.			
1.35	All information in respect of maintenance and operation manuals and the complete Health and Safety File shall be available prior to handover.			
1.36	The Contractor shall provide notification of the proposed handover date at least seven days prior to the proposed handover. Upon receipt of such notification the Contract Administrator and the Contractor will inspect the Works and produce a 'snagging list' of defective works. All such snagging works must be completed prior to handover of the works.			
	CONTRACTORS GENERAL COST ITEMS			
	Management and Staff			
1.37	The Contractor shall include for all on and off site management costs and charges including the designation of a site foreman for the full period of the contract who should be able to be contacted by telephone at all times during the working period.			
	Temporary Accommodation			
1.38	The Contractor shall provide any temporary accommodation he may require for the execution of the Works, including paying any fees, charges, rates etc in connection therewith. The Contractor shall allow for the removal and any necessary reinstatement on completion.			
	Light and Power			
1.39	The Contractor shall obtain and pay for all power and lighting supplies for his own and his subcontractors use.			

Ref	Item	Quantity	Rate	Total
	Temporary Hoarding / Fencing			
1.40	The Contractor shall provide temporary fencing, lighting and the like as may be necessary to protect the area of works for satisfying the requirements of any Local or other Authority and the requirements of the CDM Regulations regarding security of the site works.			
	Water			
1.41	The Contractor shall obtain and pay for all water supplied for his own and his subcontractors use.			
	General Scaffolding			
1.42	The Contractor shall provide all necessary scaffolding, staging and the like to undertake the works including all necessary adaptations and removal on completion.			
	Plant			
1.43	The Contractor shall provide all necessary plant, tools, vehicles and the like to undertake the works.			
	Safety, Health and Welfare			
1.44	The Contractor shall comply with all current statutes, Regulations and Agreements relating to the Building Industry in respect of Safety, Health and Welfare.			
1.45	The Contractor shall comply with all the Construction (Design and Management) Regulations 2007 and shall take on the duties of Principal Contractor and update and add to the Health and Safety File during the works.			
1.46	The Contractor's attention is brought to the Pre-Construction Information which is included within the documentation.			
	Protection			
1.47	The Contractor shall provide all necessary protection to all external and internal floor and wall finishes for the duration of the contract.			
	Skips			
1.48	The Contractor shall provide all necessary skips required to complete the scope of works. All skips must be securely ringed with heras fencing at all times. Any skips located close to the any buildings (within 6 meters) MUST be lockable and the Contractor to ensure these skips are locked when not in use.			
	CONTRACT PARTICULARS			
1.49	The form of contract will be the JCT Agreement for Minor Building Works 2011 Edition - MW 2011			
1.50	The following insertions or amendments will be made to the Contract:-			
	Recital (5th) CDM Regulations - the project is notifiable			
	Article 7 - Applies			
	Recital (7th) and Schedule 3 - Supplementary provisions do not apply			
	Clause 1.1 CDM Planning Period - 2 weeks ending on Date for Commencement of Work			
	Clause 2.2 - Commencement - date to be agreed			
	Completion - date to be agreed			
	Clause 2.8 - Damages for non-completion £100.00/week or part thereof			
	Clause 4, 11 & Schedule 2 - To be deleted			
	Clause 5.3.2 - Insurance cover to be not less than £5,000,000			
	Clause 5.4B - Insurance of the works and existing structures by Employer in joint names			
	Clause 7.2 - Adjudicator to be The Royal Institution of Chartered Surveyors			
To Collection/Tender Summary: £				

BLACKPOOL AND THE FYLDE COLLEGE

2642D Tender Document revA

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FLEETWOOD FIRE FIGHTING CENTRE**

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Ref	Item	Quantity		Rate	Total
3.00	SCHEDULE OF WORKS				
	The Contractor must allow to site check all dimensions. Areas and dimensions in this schedule are indicative.				
	SUPPORT ACCOMMODATION - MAIN BUILDING				
1.0	Stripping Out Works				
1.1	Carefully disconnect and remove redundant electrical fittings including power sockets, data sockets, light fittings, switches, fused spurs, extract fans, hand driers, water heaters, trunking, conduits and the like and associated wiring.	1	Item		
1.2	Carefully disconnect and remove existing sanitary ware/ fittings and associated pipework and fittings:-				
	a) Disabled Doc M Pack comprising WC, WHB and rails (set aside for re-use)	1	Item		
	b) WC	1	No		
	c) WHB	1	No		
	d) Single bowl/ single drainer sink	2	No		
1.3	Carefully strip out and remove the following:				
	a) Floor coverings (mixture of vinyl, carpet and barrier matting)	322	m ²		
	b) Internal door, frame and architraves.	4	No		
	c) Half hour timber framed stud partition walls and associated skirtings	19	m ²		
2.0	New Partition Walls				
2.1	Construct new 40dB sound resisting internal partition walls comprising 70 x 38 mm timber studs faced both sides with 1 layer 15mm moisture resistant SoundBloc MR board with skim finish.	91	m ²		
2.2	Ditto but 45dB partition wall including 1 layer of 25mm sound deadening quilt (Isowood or equal) between studs.	35	m ²		
2.3	Construct internal partition wall between shower cubicles comprising 100 x 50 mm timber studs faced both sides with 12.5 mm moisture resistant plasterboard with skim finish.	10	m ²		
2.4	Infill 2no. redundant door openings (Admin) in construction as described in Item 2.2 above.	1	Item		
3.0	Wall Linings				
3.1	Provide and fix 4 mm thick white solid grade laminate wall boarding (Whiterock or equal), screw and glue fixed including white plastic 'H' section jointers, corner beads, trims and dome caps, works to reveals, and clear silicone sealant to abutments and joints to new and existing walls in:-				
	a) Male showers	78	m ²		
	b) Male WC	39	m ²		
	c) Male changing	60	m ²		
4.0	Skirtings				
4.1	Provide and fix 100 x 19mm splayed moisture resistant MDF skirtings to new partition walls.	108	m		

Ref	Item	Quantity		Rate	Total
4.2	Allow Prov. Sum for possible works to existing skirtings.	PROV SUM			200.00
5.0	Doors				
5.1	Carefully cut out and form new single door opening in existing timber framed stud partition wall (Classroom 1, BA Assembly, Admin)	3	No		
5.2	Provide and install 926 x 1981 mm internal pre - finished solid core fire door (FD30s), with vision panels, softwood frame and architraves including ironmongery comprising Arrone satin chrome overhead closer, mortice lock and handles and thumbturn and kickplate (Classroom 1, BA Assembly, Administration)	3	No		
5.3	Provide and install 926 x 1981 internal pre- finished solid core stable door, frame, architraves and matching ironmongery to suit (A7 Fire Kit Store)	1	No		
5.4	Provide and install 926 x 1981 mm pre- finished solid core door, softwood frame and architraves including ironmongery comprising Arrone overhead closer, push plate, pull handle and kick plate (Male WC, Male Changing, Male Showers)	3	No		
6.0	Sundry Joinery				
6.1	Allow Provisional Sum for sundry joinery works, pipe boxings and fixing clients equipment.	PROV SUM			750.00
6.2	Provide and fix 'Howdens' 'Greenwich Gloss White' 1000 x 600mm sink base unit.	1	No		
6.3	Provide and fix 500 x 750mm polished plate mirror and fixings to Male WC	2	No		
6.4	Allow Provisional Sums for fixtures and fittings:-				
	a) B.A. Equipment Storage Units	PROV SUM			2,500.00
	b) Racking to Drying Room	PROV SUM			1,250.00
	c) Benching and coat rails to Changing and Showers	PROV SUM			3,500.00
7.0	Shower Tray / Raised Floor				
7.1	Construct 175mm high raised flooring to shower cubicle areas as detail (dwg 2642 (D). 201E) including 175 x 50 sw kerb, 75 x 50 sw joists, sw firrings and 18mm WHP plywood.	13	m ²		
8.0	WC Cubicles & Sanitaryware				
8.1	Provide and install Twyford's Bushboard System 1 range of units and fittings (to be site measured and designed by Twyford's to suit) generally to comprise:-				
	a) Range of 5No shower cubicles overall 4350mm wide x 1500mm deep.	2	No		
	b) Range of 3No WC cubicles overall 2600mm wide x 1500mm deep.	1	No		
8.2	Provide and install the following Armitage Shanks sanitary ware in accordance with manufacturers instructions:-				
	a) WC - Sandringham back to the wall suite with concealed dual flush cistern, push button flush and seat and cover	3	No		
	b) Sandringham pedestal wash basins, 2No non-concussive taps, wastes, and thermostatic blending valve.	2	No		
	c) Contour urinal bowl and wastes.	2	No		

Ref	Item	Quantity		Rate	Total
8.3	Provide and install Howdens Lamona Standard Single Bowl Sink (2 tap holes), Lamona Chrome Lever Pillar Taps, wastes, plug and chain.	1	No		
9.0	Plasterwork				
9.1	Overboard existing ceiling with 12.5mm moisture resistant plasterboard with skim finish to Male Showers (PROVISIONAL)	38	m ²		
9.2	Overboard existing ceiling with 12.5mm plasterboard with skim finish to Reception / Lobby.	15	m ²		
9.3	Allow Prov. Sum for general patch plasterwork to walls and ceilings.	PROV SUM			500.00
10.0	Flooring				
10.1	Allow for Prov. Sum for making good existing floors prior to laying of new flooring.	PROV SUM			1,500.00
10.2	Provide and lay 2mm thick Polyflor 'Vogue Ultra' non slip vinyl flooring including all necessary welded joints and clear silicone sealant to perimeters.	284	m ²		
10.3	Allow for plates/ threshold strips to doorways.	12	No		
10.4	Provide and lay Altro Marine 20 (or equal) non slip vinyl to shower room and shower cubicles (all joints to be welded).	38	m ²		
10.5	Extra for coved skirting and coved former.	48	m		
10.6	Extra for dressing into/ around floor drain outlet.	10	No		
11.0	Painting and Decorating				
11.1	Prepare, prime and apply two undercoats and one coat fill gloss paint to:-				
	a) 100mm skirtings	104	m		
	b) New single door frames and architraves (both sides)	6	No		
11.2	Rub down existing door frames, architraves and skirtings and window boards and apply one undercoat and one coat fill gloss paint.	1	Item		
11.3	Prepare and apply two full coats of vinyl silk emulsion to:-				
	a) Existing walls	391	m ²		
	b) Existing ceilings	269	m ²		
11.4	Ditto but including additional mist coat to:-				
	a) New plastered walls	156	m ²		
	b) New plastered ceilings	53	m ²		
12.0	External Works				
12.1	Design, fabricate, assemble and erect galvanised steel entrance steps, landing and tubular hand rail/ balustrade to locations shown on drawing comprising:-				
	a) Single flight of 4No 150mm steps 1300mm wide with landing size 1850 x 1550mm	2	No		
	b) Two flights of 4No 150mm steps 1300mm wide with landing size 1850 x 1550mm	1	No		

Ref	Item	Quantity		Rate	Total
12.2	Allow Prov. Sum for underground drainage works.	PROV SUM			500.00
12.3	Allow Prov. Sum for works to plywood perimeter skirt / low level boxing.	PROV SUM			1,500.00
12.4	Allow Prov. Sum for adaptations / renewals and rainwater goods	PROV SUM			750.00
To Collection/Tender Summary: £					
	SUPPORT ACCOMMODATION - FEMALE SHOWER BLOCK				
13.0	Stripping out works				
13.1	Carefully strip out and remove:-				
	a) Toilet cubicle partitions and doors	5	No		
	b) Sundry wall mounted fittings, mirrors, rails and the like	1	Item		
	c) Vinyl flooring coverings	20	m ²		
	d) Urinal screens/ divider	1	No		
13.2	Carefully disconnect and remove existing sanitary ware/ fittings and associated pipework and fittings.				
	a) WCs	4	No		
	b) Wash hand basins	3	No		
	c) Urinals	2	No		
13.3	Carefully disconnect and remove redundant electrical fittings including power sockets, data sockets, light fittings, switches, fused spurs, extract fans, hand dryers, water heaters, trunking, conduits and the like and associated wiring.	1	Item		
14.0	Wall Linings				
14.1	Provide and fix 4mm thick white solid grade laminate wall boarding (whiterock or equal), screw and glue fixed, including white plastic 'H' section jointers, corner beads, trims and dome caps, works to reveals and clear silicone sealant to abutments and joints to existing walls (Female Showers).	26	m ²		
15.0	Works to Doors				
15.1	Allow Prov. Sum for works to existing doors, frames and architraves.	PROV SUM			250.00
16.0	Cubicles & Sanitaryware				
16.1	Provide and install Twyford's Bushboard System 1 range of units and fittings (to be site measured and designed by Twyford's to suit) generally to comprise:-				
	a) Range of 3No shower cubicles overall 2800mm wide x 1500mm deep.	1	Item		
	b) Single WC cubicle overall 850mm wide x 1500mm deep.	1	Item		
16.2	Provide and install the following Armitage Shanks sanitary ware in accordance with manufacturers instructions:-				
	a) WC - Sandringham back to the wall suite with concealed dual flush cistern, push button flush and seat and cover	1	No		
	b) Sandringham pedestal wash basins, 2No non-concussive taps, wastes, and thermostatic blending valve.	1	No		
17.0	Shower Tray / Raised Floor				

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