

MASTER SPECIFICATION HOUSE HELLEDON COMMUNITY CENTRE
WORKS
REFURBISH WC/STORAGE ROOM

Address

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Woodview Road
Hellesdon
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The Employer.

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The Employers Agent

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The Designer

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Note...Items in "Bold" are "generic" items used in the tender documents to describe aspects of the works, applications and compliances that are to be undertaken in respect of the "entirety" of the work... and are requirements to be carry out in the execution of the works within the specification documents and as such apply to the whole work.

All building works are to be carried out in accordance in strict accordance with the relevant British Standards & Codes of Practise EU Standards, Manufacturer's instructions, Industry trade best practice and other legislative requirements which will be deemed to apply to all trades associated with the project as applicable at the time of tender.

The preliminaries items within the tender documents are deemed to be in the main contractor's general obligations, as are general facilities, and setup and running costs and deemed to be included in the tender price.

1.00

Demolition

The Main Contractor is to undertake all demolition / preparation / stripping out works required to undertake and complete the work

All site operatives and supervisors are to be fully trained and skilled in all aspects of demolition, and to have the ability to recognise the associated risks and dangers...

Adequate protection is to be given to the existing structures, not effected by the demolition or associated works.... Habitable rooms and areas not effected by works, as directed are to be screed off either by means of dust sheets and / or temporary framing partitions constructed of timber and plastic sheeting...to prevent dust egress etc. The Main Contractor is to reduce dust pollution by regularly damping down the works....

Exposed habitable rooms / areas and structures are to be kept weatherproof, wind and watertight at all times.

The demolition works are to be carried out in such a manner as to reduce and cause the minimum disturbance / damage to the remaining structure; and the adjacent structures... care is to be taken to reduce the amount of making good that will be required. The Main Contractor is to make good all effected areas...

Demolition; partial demolition, opening up and temporary works etc shall be done in such a way as to leave the remaining structure and the adjoining structures in a stable condition... steps are to be taken at each stage of the work to prevent uncontrolled collapse... The Main Contractor is to supply all necessary temporary supports as required.

Dangerous Structures are to be protected. The Main Contractor will inform the Employer of any potential risks and dangers, whilst the works are in progress. The Main Contractor will take all necessary steps required to reduce the risks associated with the work to a minimum.

All effected Mechanical & Electrical services / statutory equipment... (Gas Water; Sewage; Electricity; Telephone; etc.) are to be fully protected during the course of the works.... Any works that are to be carried out affecting a "service" must be done in accordance with the relevant Statutory Bodies requirements... The Main Contractor is to arrange with the relevant Statutory Bodies to disconnect / alter / adjust the service effected as required by the works....

The Main Contractor is to allow for and to provide for... any temporary connections to ensure continuity of service to the property for the duration of the works...

The effected Mechanical & Electrical services are to be marked on a plan by the Main Contractor for retention by the Employer... and notated as to what works have been done...

All services are to be marked on a plan by the Main Contractor for retention by the Employer...

Obsolete drains and associated fittings and fixtures are to be capped with a sand and cement mix plug....or grubbed up where specified.

Drains in use or to be retained, including manholes, gullies, connections SVP etc, are to be protected during the course of the works... kept free of damage and free of debris.

The Main Contractor is to make good any damage resulting from the "works" to the existing drain runs and to leave the drain run clean and in good order...

The Main Contractor is to undertake all demolition / preparation works required to undertake and complete the work including

1.01

Rms 10 /11/12/13/14/15 & 3

The Main Contractor is to undertake all demolition / preparation / stripping out works required to undertake and complete the work including.

- i) Strip rooms ahead of refurbishment including
- ii) Remove existing floor coverings
- iii) Remove internal walls (timber & masonry)
- iv) Remove internal timber partitions
- v) Remove all skirting's

- vi) Remove all wall fixtures and obsolete fixtures and fittings and make good / prepare for decoration
- vii) Remove all ceramic Wall Tiles
- viii) Relocate radiators ...
- ix) Remove all redundant plumbing and wastes
- x) Remove redundant wiring / electrical fixtures and fittings (except lights)
- xi) Remove Timber panels/doors
- xii) Ceilings... see notes on ceilings
- xiii) Works to accommodate new drainage including making good

1.02 Remove Notice Boards

Remove all notice boards wall/ set aside pending employers salvage / allow to dispose of all if not salvaged

1.03 Block up Door Dr15

Remove existing door and door frame / prepare opening to receive new infill blockwork, re-plastering / renew skirting to match existing and generally making good. (wall thickness to match host wall)

1.04 Form new opening for new DR15

Form new opening / Cut opening through wall for new door... including cutting structure , providing suitable lintel , making good returns , re-plastering renew skirting and generally making good.

1.05 Form opening DR76

Form new opening / Cut opening through wall for new door... including cutting structure , providing suitable lintel , making good returns , re-plastering renew skirting and generally making good

The Main Contractor is to clear away and remove all waste, surplus materials, debris, etc from the site to a suitable destination and leave the site in a clean and tidy condition at all times. Materials arising from the demolition are to be the property of the Main Contractor, unless stated differently, or have been cited as having a value; in line with the notes contained in the Preliminaries...

Any unknown hazards as discovered are to be reported to the Employer immediately...

2.00 WALLS

2.01 Floor Screed (chased)

Neatly Chase Floor screed to expose top of concrete floor pad / Reinstate following construction of walls (do not breach DPM) ... Mix 1; 3 Cement; Sand. /Provide Polypropylene fibres re-inforcement to mix

All works to comply with BS8000-3 2001...Workmanship on Building Sites. .Code of Practice for Masonry.

Mortar Mixes are to be designed to suit the characteristics of the bricks / blocks / masonry units being used. (especially the suction rate). ; the location, the site location; the exposure and weather conditions.

Mortar Mixes are only to be made up as required for immediate use... Mortar mixes to be used within two hours of mixing... Mortar that has dried off or begun to harden must not be used... no knocking up or "reuse"

Mortar Mixes are to be gauged by volume using a gauge box or standard container for each material... Mix mortar by machine... *except in the case of very small amounts not containing plastericizers*... Mixing sequence... load three quarters of the sand or pre-mixed lime-sand and water... While mixing gradually add lime and or cement and continue mixing...Load remainder and further water to achieve required workability... General mixing time 3mins / 5mins; after all components added... Mixing times to be consistent...

Clean the mixer at least once a day, and whenever mixes are changed...

Mortar Mix Materials.

- i) Portland Cement... Blue Circle Master Crete... to BS12... stored in sealed bags, and used as per manufactures instructions...
- ii) Sand... Clean sharp fresh washed river sand, free from organic impurities, loam and dust, iron pyrites salts mica or shale... Sand to comply with BS 1200
- iii) Lime... Hydrated Lime... Blue Circle Hydraline to BS890... Stored in sealed bags, and used as per manufactures instructions...
- iv) Plasticizers... proprietary additives only used with written permission from the Employer...
- v) Water should be free from harmful impurities... i.e. fit for human consumption

All materials are to be stored in a clean and dry environment. Protection from accidental damage and inclement weather must be undertaken... Materials that are damaged or that have deteriorated must not be used and are to be removed from site,,,,,

3.02 Supply and lay new DPC(to new work at junction with existing floor slab)

Supply and lay new DPC_Visqueen Polyethylene Damp Proof Course installed on an even bed of wet mortar, and any perforations in adjacent courses of masonry should be completely filled with mortar. To ensure mortar adhesion, as soon as possible after laying the DPC, lay at least one further course of masonry including a bed of mortar. All sharp protrusions must be removed from the substrate. The DPC must extend through the full thickness of the masonry wall, including pointing, applied rendering or other facing materials. Where joints are unavoidable all DPC to DPC laps should be a minimum of 150mm and bonded with Visqueen Zedex Jointing Tape.

Blocks to be used at ambient temperature, Blocks to be unloaded on to a dry level surface and should be covered to protect them from severe weather ahead of use. Blocks that become wet should be allowed to dry out before use to reduce the risk of drying shrinkage in the completed blockwork.

Blockwork to be laid in a regular bond pattern, based on a minimum overlap of a quarter of the block. Cut blocks and coursing units should always be used for irregular or non standard spaces. Blocks should be laid on a full bed of mortar with 10mm thick vertical and horizontal joints... all joints fully filled (except ahead of external render or internal plaster when the mortar joint is to be recessed.)

3.03 Blockwork Walls...

Construction inner leaf of cavity walls... using 100mm Celcon Standard Block... manufactured to compressive strength of 4N/mm2... Mortar Mix ... Mortar Mix 1/1/6. (Cement / Lime/Sand)...

subject to confirmation to suit site conditions. Internal face to cavity pointing flush / Inner face pointing recessed ... Blockwork to be stretcher bond 10mm horizontal and vertical joints...

New works junction with existing... to be tied to existing surface by means of Furfix Profiles... Prepare surface to a smooth masonry finish to receive profiles... Supply and fix 1MPN Furfix (Simpson Strong – Tie)... no flange galvanised connectors. Profile to be drilled and plugged and screwed to the walls,

3.04 Supply and fit Catnic lintels to openings

Lintels Supply and fit Catnic lintels to openings... All lintels to be installed with a minimum end bearing of 150mm; and to bear on "whole" brick/block. Lintels to be fully bedded on Bricklayers mortar and laid level... both longitudinally and horizontally

Lintels Where the bearing material is un-suitable then a padstone is to be formed from either Eng Brickwork Class B or 300mm x 100mm x 150mm Concrete (GEN Mix 4)

3.05 Restraining straps

New walls to pass through suspended ceiling and to be secured to underside of timber soffits Supply and fit Catnic Heavy Duty Horizontal Strap (Bent 100) 1200mm long / 100mm bend... fully fixed as per manufactures instructions / wall plate to wall at < 2m centres

3.06 Supply and fit Ancon Wall ties

Supply and fit Ancon Staifix Universal Wall Starter System including all necessary fixings to join a single skin of masonry, to suit wall width / fully plugged and screwed.



Works to comply with BS5492... Code of Practice for Internal Plastering... to BS 8000 Part 10 1995... Workmanship on Building Sites... Code of Practice for Plastering and Render.

All surfaces to receive sand and cement render / plaster finish; to be reasonably dry and sound; and adequately true; to enable the specified coat thickness to meet the required tolerances. No finish is to be applied to surfaces showing moisture or green concrete... Treat surfaces to receive cement render / plaster finish with PVAC bonding coat... Coats to be applied in an even regular thickness to an even finish... Scratch the surface of each coat to provide a key to receive subsequent coats... after the undercoat has set, but not dried, apply the next coat...

All plastering / rendering is to finish "true", even and smooth throughout. All corners and returns are to run clean and accurate... to the section...

Dampen backgrounds where and when necessary immediately before applying coats to obtain uniform suction and reduce excessive suction...

Old walls irregularities shall be dubbed out in the same material as the backing coat... Dubbing to be built up in layers... Each coat scratched to receive the next...

3.07 Walls Finish Sand & Cement

New walls apply sand / cement render to internal wall surfaces... Two coats applied to overall thickness of 13mm... Apply first layer of 1/2/9 Cement / Lime/Sand... 10mm thickness... Press coat well to exclude air at interfaces... rule to flat surface... Apply Finish Coat... Gypsum Thistle Multi-Finish; retarded hemihydrate gypsum plaster... Tolerance should not deviate by more than 3mm in any consecutive 1800mm...

3.08 Supply and fit Thistle Multi-Finish

Supply and fit 2mm Thistle to Gypsum-based undercoats scratch key. Apply when set but not dry – / Allow sufficient drying time for Cement-based undercoats to dry and shrink before application / Apply with firm pressure, built out to the required thickness in two applications and trowel to a smooth matt finish as the plaster progressively hardens through setting or by loss of water into the background. If background suction is excessive, dampen it down before

finishing

Allow to re skim all retained wall/ new work

3.09 Plater Work Angle

Supply and fit External angles... shall be formed using Expanded multi coat mild steel angle beads and stops... All internal corners shall incorporate Expamet BB Expanded Metal Lath... 600mm wide strip... Fixed directly to sub-structure as recommended by the manufacturer...

3.10 Form insulated timber stud partition (to accommodate sanitary fittings)

Form insulated timber stud partition... Timber SC4... Provide and fully fix 50mm x 200mm Sole and Head plates... Fix sole plate floor / Fix head plate to underside of roof trusses/joists... Vertical members 50mm x 200mm timber studs at 600 c/c; with sub tenon joints to sole and head plates. Vertical members abutting Brickwork/Blockwork to incorporate vertical DPC Ruberoid Hyload and to be fixed directly onto the Brickwork/Blockwork... expose surface as required...

Provide and fix 200mm x 50mm noggins at mid span as required to suit plasterboard.... Glue and nail all members.

Insulate wall void with two layers of 50mm Rockwool RW3 Semi Rigid Slab. Thickness to correspond with the depth of the studs. The insulation must be cut to shape; with close fitting joints to timber members. The insulation must be tightly butted and leave no gaps between the adjoining slabs or the structure. Chasing of the Acoustic infill for the provision of services is not permitted without prior consent.....

Enclose the timber frame work with one sheets per face of 15mm Gyproc Fireliner... all four edges to be fixed to the timber members;... / with flush jointing system. Incorporating bedding tape and Gyproc Jointex. All boards are to be nailed using Rose headed galvanised nails; driven home to leave a shallow depression to facilitate spotting.... Nail length to suit; at 150mm centres no more than 12mm from the board edges. The boards must be butted together with no more than a 3mm gap at the joints...

Supply and fit 2mm Thistle to Gypsum-based undercoats scratch key. Apply when set but not dry –

3.00 **CEILINGS**

3.01 Existing suspended ceiling to be retained and extend and altered in refurbished rooms

Supply and fit new suspended ceiling to both refurbished rooms / ceiling to be aluminium metal grid system suspended from metal wires...with infill panels.

- i) New suspended ceiling to match height of existing
- ii) New suspended ceiling to match make and manufacture of existing
- iii) New ceilings to incorporate lighting with light diffusers / fire protection to match existing at same ratio as existing

Ceiling to comply with BS EN 13964:2014 / Suspended ceilings. Requirements and test methods

4.00 **JOINERY**

All fittings or framed items are to be manufactured as soon as possible after the signing of the contract and are to be loosely fitted together and not glued until required on site. All joinery shall be to the approval of the Architect and any work deemed to be defective by reason of splits warping shrinkage or bad workmanship must be removed and replaced by the Main Contractor at his own expense. Should any of the joinery work shrink or warp more than 1.5 mm before the end of the Defects Liability Period the defective work shall be taken down and new fixed in its place at the Contractors expense

All purpose made joinery where not specifically specified in the Specification shall be to the approval of the Designer. The Main Contractor shall at the commencement of the contract submit a sample of the intended joinery workmanship relating to all the intended purpose made items including doors or windows..... these samples are Designer before the manufacturer of purpose made units are manufactured. The submitted samples shall be retained on site for the duration of the contract to enable comparisons to be made to maintain if and when necessary

Timber used for joinery work to conform to BS1186 Part 1 and comply with the relevant table for which it is intended. All workmanship to conform to BS1186 Part 2. All softwood shall be selected Douglas Fir / Western Hemlock / Scots Pine (to class CSH) Timber shall be treated by preservative, "Pressure treated double vacuum method"

All Timber shall be stored off the ground and adequately protected from ingress of moisture that would affect the moisture content of the timber.

The Main Contractor is to form the opening and undertake all preparation work ahead of the door / window frame installer....and to undertake all accommodation works ahead of door/window installation.

4.01 **Supply and fix internal door linings... DR 14/DR15 /Dr76**

Linings to be plain Door Linings... constructed to cover all reveals and soffits in an opening..... structure wide... (include an allowance for wall finishes... avoid timber grounds to widen door linings...). Depth of lining 38mm...Softwood timber linings... Material "Selected High Quality Redwood"

4.02 **Architrave DR 14/DR15 /Dr76**

Supply and fit 25mm x 63mm ogee Architrave... supply in lengths as whole as possible... fully fixed..... Material GEN "Selected High Quality Redwood"...

4.03 **Supply and fit purpose made timber fire door D14/DR15/Dr76**

Supply and fit purpose made timber fire door (Main Contractor to produce confirmation of products fire testing (fire test certificate or label from accredited fire safety scheme such as the British Woodworking Federation's Certifier scheme or similar)

Fire Doors / Fire doors sets to be FD30 standard thicknesses of 44mm

Door finish plywood ahead of decoration / Design to match Howdens Spey 44mm Plywood Flush FD30 Fire Door

Fire Doors to incorporate integral smoke seals - intumescent strips

Provide door furniture.....

- i) Handles and locks to each door / Type and style to match existing /allow £50 per door... Except Dr76
- ii) Aluminium kick plates to both sides
- iii) Door Closures ... Briton 2003/S overhead closer
- iv) Finger guards

Signage

- i) Metal Sign... "Fire Door keep shut"
- ii) Metal Sign... "DDA / Men's/Women's signage "

Gap to fire door gaps at the sides and top of a timber fire door should be between 2 and 4mm. Measure the gap with a simple gap gauge. Safelists provides gap gauges free-of-charge

on request. / Underneath the fire door, a gap of 8mm is traditionally acceptable, although for fire doors that are required to limit spread of cold smoke only 3 mm is permissible with a threshold seal to be fitted if the gap is bigger.

Nothing must be cut at the top at all and the certification label must remain intact. At the sides, small adjustments of 1 to 3 mm are usually permitted subject to manufactures recommendation.

4.04

Door Furniture Dr76

Supply and fit Hewi Vacant/engaged door furniture fitting 111E02.170 door handles in E-technology with back plates according to DIN 18255 made of polyamide, high-polished surface, consisting of: Lever handle, U-shaped, made of polyamide with steel core insert, solid colour, diameter 20 mm, with spring bolt connection on the square spindle. Installed by latching the lever handle into the base parts pre-mounted on the door.

WC version with emergency opening by means of square spindle or coin and occupancy disc (red/white indicator) on the outside.

Backplate cap made of high-quality polyamide, solid colour, 46 x 260 mm, 10.5 mm high, flat, 1.5 mm wall thickness.

The latching to be released using the dismantling tool.
The lever handle meets the standards of DIN 18040.

5.00 Floor Finish

5.01 Supply Laytex Leveling Compound (Setcrete) allow all floors

Floor surfaces must be suitably prepared: sound, dry (less than 75% Relative Humidity), and free from contaminants that may prevent adhesion. Concrete and sand/cement screeds must be fully cured and any laitance or surface treatments must be removed. The temperature of the floor must be maintained above 5°C throughout the application and drying of the levelling compound. Underfloor heating must be switched off for at least 48 hours before, during and after application. Subfloors must incorporate an effective damp proof membrane and conform to the requirements of relevant BS standards for flooring installation. / Pour the mixed material onto the prepared subfloor and allow to flow and attain a smooth finish, minimal work with a smoothing trowel is required. The mixed material should be applied at a thickness of 2–10mm in one application. (TBA ahead of installation)

5.02 Floor Finish allow all floors

Prepare floor to receive Altro Marine 20 2mm thick Safety Floor by Altro Floors, - Thickness: 2mm - Colour: Rainfall - Adhesive (and primer as recommended by manufacturer): Altrofix A19 Plus - Seam welding: Hot-welding with matching Altro Welding Rod, as clause 680A. All detailing at threshold / upstands as per Altro recommendations

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All bases must be rigid, dry, sound, smooth and free from grease, dirt and other contaminants before coverings are applied. - Finished coverings must be accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

Main Contractor to agree setting out of seams before ordering roll materials for sheeting type(s) Set out sheet coverings so that seams are kept to a minimum. Cross seams will not be permitted. / Agree setting out of pattern before ordering materials for covering

Do not lay materials until building is weathertight, wet trades have finished their work, the building is well dried out, all paintwork is finished and dry, conflicting overhead work completed, and floor service outlets, duct covers and other fixtures around which the materials are to be cut have been fixed. Inform CA not less than 48 hours before commencing laying.

Laying of coverings will be taken as joint acceptance by the Main Contractor and Subcontractor of the suitability of the bases and conditions within any given area.
Before commencing work the subcontractor must confirm (through the Main Contractor) that existing bases will, after the specified preparation, be suitable to receive the specified coverings. - Laying of coverings will be taken as further acceptance of the suitability of the bases and also of the conditions within any given area.

Where coverings are to be laid on new wet-laid bases: - Ensure that drying aids have been turned off for not less than 4 days, then - Test for moisture content using an accurately calibrated hygrometer in accordance with BS 5325, Annexe A or BS 8203, Annexe A. - Take readings in all corners, along edges, and at various points over the area being tested. - Do not lay coverings until all readings show 75% relative humidity or less.

Adhesive: when not specified otherwise, type to be as recommended by covering/underlay manufacturer as appropriate or, in the absence of such recommendation, type to be approved. - Use a primer where recommended by adhesive manufacturer. Allow to dry thoroughly before applying adhesive. - Spread adhesive evenly and lay covering, pressing down firmly and rolling laterally and transversely (if recommended) to ensure full contact and a good bond overall. Reroll (if recommended) within 30 minutes. - Remove all surplus adhesive from exposed faces of coverings as the work proceeds. - Trowel ridges and high spots caused by particles on the substrate will not be accepted.

Door Junctions Trim back of cove formers in proximity to door openings, and terminate self-coved skirting's against side of architraves.

Post installation Cleaning Remove all scrap, dust and dirt. Carefully remove adhesive and other marks from coverings and adjacent surfaces, using approved cleaning agents and methods.

Wash floor with water containing AltroClean 44 or equivalent alkaline cleaner. Use deck scrubber on small or lightly soiled areas and machine with nylon brushes synthetic pads on large or heavily soiled areas. - Thoroughly rinse with clean water to remove detergent, and allow floor to dry.

6.00 MECHANICAL HEATING / ELECTRIC

6.01 General Works

The main contractor **to supply and install all MEP services including the necessary Ventilation, Above ground Foul drainage, Fire detection, Disabled toilet alarm to meet current building regulations and legislative requirements including legionella management**". And to including items set out below in this section...

All mechanical heating works / services.... to be installed, inspected and tested by a person "Competent to do so". and who is registered with the relevant trade body,... confirmation of which is to be provided prior to commencement of works.

6.02 Supply and fit LST radiator

Adjust existing and supply and fit LST radiator with cool to touch casing and rounded corners as standard with thermostatic valves... Radiator sized by installer target room temperature 18-20 deg to accommodate new arrangements

6.03 Theromastic mixer valves

Provide and fit new HORNE thermostatic mixer valves with shut-off valves for testing purposes. To be located in appropriate place for ease of servicing, max. 1m from outlets. To be fitted with proprietary HORNE cover if not enclosed in boxing / vanity unit.

6.04 Sensor Mixer taps

Supply and fit modern sensor mixer tap with electronic infrared sensors that activate only when hands are placed underneath the spout / when hands are removed from the sensor range the water will automatically stop. (Mains operated)

All electrical installation work shall conform to current BS7671; and be certified under the Kitemark or equivalent scheme as complying with Part P of the Building Regulations (England and Wales) where relevant.

All works to comply with current IEE regulations and current BS 7671... Requirements of Electrical Installation...

The Main Contractor is... before commencement to carry out a full IEE test of the existing / retained electrical system, and provide a report highlighting any defects exposed...

The Main Contractor is to alter amend the existing Electrical system to accommodate the new works... remove all obsolete wiring and simplify the system as required... allow for all accommodation works and for all making good..

All electrical works to be designed, installed, inspected and tested by a person "Competent to do so". And who is registered with one of the Part P self-certification scheme listed in Schedule 2A and who can provide a certificate to the occupier and the local authority

Wiring shall be carried out using PVC insulated and sheathed cables suitably protected at switch and socket drops by oval PVC light gauge conduits finishing 25mm above the ceiling line and projecting into metal switch and socket boxes by 7mm.

Cables installed in joist spaces shall run with and at 90 deg to the direction of the joist runs and be on a common run from the distribution board as far as possible.

Cables shall be secured at 250mm centres by means of an approved fixing clips where they run with the joists and be neatly bound together by PVC tape every 250mm where they run across joists.

All conductors shall be coloured to indicate whether they are phased or neutral.

Joints in wiring will not be acceptable under any circumstances and the loop-in principle of wiring shall be employed throughout

The minimum size of holes shall be drilled in joists and the Building Inspector shall be notified before drilling with regard to any undue weakening of the joists.

Each room shall have the lighting control switch within the room and not ganged with switches for other areas.

All materials and alternatives are listed in the attached schedule. Wiring accessories of the same type within one dwelling shall all be of the same manufacture.

The Main Contractor shall be responsible of all cutting away and making good... The electrical Contractor shall be responsible for all necessary marking out ... The use of surface mounted trunking is not permitted.

The Electrical Contractor shall under take and be responsible for the final testing and inspection of the installation upon completion of the works.

Documentation... At completion of Electrical Works the Main Contractor shall hand over to the Employer...

- i) Copies of the test certificate...
- ii) Copies of the manufacturers operating and maintenance instructions for all equipment and controls.
- iii) An as installed drawing showing locations of all circuits and operating controls.

NB Lighting Switches / Plugs Crabtree Instinct Range White

6.05 Electrical Works Lighting Rm11 Rm12 DDA WC Store Rm 3

Extent LED lighting system to match existing to accommodate new layouts ... Lighting to be connected to motion sensor (with fused spur off switch) (Lights to be fire protected above ceiling)

6.06 Emergency Lighting Rm11 Rm12

Supply and fit 5W LED Emergency Bulkhead Lighting Fire Exit Sign Legend / 3hr Maintained / Water Resistant / Maximum Impact Resistant

6.07 Electrical Works Fire Detection Rm11 Rm12 DDA WC Store Rm 3

Provide new smoke detector head to be connected to the existing fire detection system... / Provide new sounder mounted on wall, connected to existing system / Provide break glass point/ connected to existing system. Ensure that all entry/access/ security systems are compatible with each other

6.08 Electric Warm Air Hand Dryer Rm11 Rm12 DDA

Supply and fit wall mounted warm air hand dryer / 8 second hand drying speed / equipped with a wide nozzle, noise only 69 dB / low energy / sensor operated (Allow 5 no)

6.09 Electric Fans

Supply and fit 3no new electric fan... Xpelair DX100WH... Fan to wire to light switch... set timer for over run of 15mins..... Firm opening for fan unit... set at high level, exact location TBA... To discharge to outside via vent tile Allow for complete installation... Fans to be connected to motion sensor

7.00 SANITARY FITTINGS

7.01 Sanitary Fittings

The Main Contractor is to install all new sanitary fittings and leave in a fully working order....The Employer will supply all the sanitary fittings including taps; plugs; seats lids; shower fittings etc..

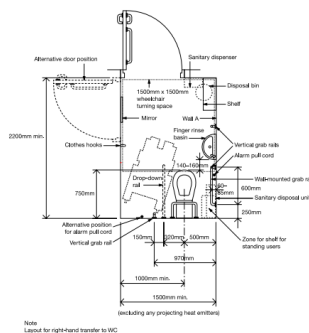
7.02 The Main Contractor will allow for connecting all domestic HW & CW supplies to the sanitary fittings and all waste connections; plus all accommodation works fixtures and fittings required to complete the installation.

Consideration to be given to safe hot water delivery and the use of an appropriate temperature reduction device to the sink is to be applied

One tap hole fittings require offsetting from the overflow. Check positioning and compatibility before specifying.

7.03 Supply and fit new DDA WC

Supply and fit Armitage Shanks "Doc M plus pack complete... Location of fixtures and fittings etc. TBA with Employer / to comply with Building Regs Part M Vol2 Diagram 18 (see extract below) ... subject to manufacturers recommendations...
Colour of grab rails and seat... TBA



7.04 Fit Dunham WC Cubicles and Sanitary ware to new male and female WC

Main Contractor to fit Dunham WC Cubicles /Solid Grade Laminate panel system /Classic Range / SGL Core/Face: Solid grade laminate with color finish to both sides / 13mm nominal thickness / Edge: Polished and radiused / Color "TBA":

Hardware: All fittings polished aluminum / Hinges: Ultra durable twin bolt-thru hinges - 3nr per door / Indicator Bolt: Easy slide action lock with integrated buffer and emergency door release facility / Partition Fixing: Partitions secured with aluminum D brackets and stainless steel bolt-thru fixings / Headrail: D section headrail for maximum strength • Coat Hook: Matching coat hook, 1 per cubicle (final layout TBA/ tender based on drawing)

(Employer to supply Dunham's Equipment)

7.05 All works to comply with "Water Supply (Water Fittings) Regulations 1999.(Valves and fittings to be WRAS approved)

- i) WHB taps with flow rate regulators Max 7 litres/minute flow rate.
- ii) WC 6 / 4 litre dual flush WC

Supply and fit new Hot and Cold water system as required....all works to comply with Current Regulations in terms...Design; Installation; Testing and Maintenance of services supplying water within school buildings...

All works must comply with current Water Supply (water fittings) regulations . Valves and fittings to be WRAS approved.

New pipework to be concealed were possible; either set in floor or located in roof voids... Pipe drops between floors are to be located in corners or on either side of

windows.. The Main Contractor is to agree direction / location of the proposed pipe runs with the employer before installation.. Pipework design is to be as simple as practicable

Materials All plumbing tubing etc to be IMI Yorkshire Copper Tube fittings to BS1057.. supplied and fitted in accordance with manufacturers recommendations

Adequate allowance is to be made for the expansion and contraction of the pipework. Where pipe fittings pass through the structure; sleeves are to be provided; and fitted so as to be flush to the surface of the structure... Cut ends of pipes are to be square and free from burrs before fixing...

All pipework and valves must be clearly marked...including direction of flow; function and purpose.. Lables to be purpose made manufactured signs , labels and arrows..

The Main Contractor shall be responsible for all draining down and refilling of the HW/CW/Central heating system during the works and ensuring on completion; that all systems are fully functional..

All pipework in exposed / semi exposed location is to be fully insulated with 25mm Armstrong Armaflex of an appropriate section; and sealed at joints and junctions... Pipe in solid floors to be similarly insulated by means of sectional polystyrene...

7.06 Supply And Fit Waste Pipe...(to discharge to existing FW drain via Durgo SVP)

Waste pipes to be Marley MUPVC Solvent Weld System... fitted as per manufactures recommendations... instructions... The pipework design to be as simple as possible / practicable... actual location of pipework TBA with Employer... Horizontal and Vertical pipes to be supported by clips at 0.5/1.2 centres respectfully... Waste pipes to be designed to achieve maximum fall where possible... "White"

WHB

32mm waste pipe

Marley Anti –syphonic bottle trap.

7.07 Supply And Fit Pendock Profile

Supply And Fit Pendock Profile MX pipe / sizes and configurations to suit location and / pre-formed plywood, / pre-finished in white, 8mm thicknesses / cut to length on site to meet project requirements, fixed via wooden battens, screws and fixing instructions / allow for /internal and external corners, / stop ends; butt joints and access panels. (Allow 30m)

7.08 Supply and install Altro Whiterock White W103/W104 hygienic wall cladding by Altro Limited, (ALTRO 2.5mm UPVC Wall Cladding Sheet Rm12 / Rm13

Supply and install Altro Whiterock / adhesive to suit substrata

All bases must be rigid, dry, sound, smooth and free from grease, dirt and other contaminants before coverings are applied. - Finished coverings must be accurately fitted, jointed as per manufacturer's instructions, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

Samples: - Before placing orders, submit for approval to employer a representative sample of covering. Ensure that delivered materials match samples.

Set out sheet coverings so that joints are kept to a minimum. - Internal and external corners to be thermoformed onsite, limiting the number of joints required. /- Ensure that materials are delivered to site in original packing, clearly marked with batch number. /- Store materials in a clean, warm, dry, well-ventilated place. Keep in original packing until conditioning commences. / Do not lay materials until building is weather tight, wet trades have finished their work, the building is well dried out, all paintwork is finished and dry, conflicting overhead work completed, and service outlets, duct covers and other fixtures around which the materials are to be cut have been fixed.

Before commencing work the subcontractor must confirm (through the Main Contractor) that existing substrates will, after the specified preparation as per Altro recommendations , be

suitable to receive the specified coverings. -.

Supply and fit White rock panels / Adhesive should not be stored at temperatures below 5°C. - Recommended ambient temperature of 14°C / 57°F for all installation areas. - Back of sheets to be cleaned prior to applying adhesive. - Adhesive should be applied with the recommended notched trowel applicable to the adhesive selected. - Apply firm even pressure with suitable roller to whole surface area of the panel as work proceeds, to ensure adequate adhesive transfer and good overall bond. - Use Altro double sided tape Ref A815 or A915 (for welded system) as support whilst adhesive cures.

Completion remove all dust and dirt. Carefully remove adhesive and other marks from coverings and adjacent surfaces, using approved cleaning agents and methods. -

Main Contractor to allow 80m sq in refurbished WC (exact Location TBA)

7.09

Ceramic Wall Tiles

Supply and fit wall tiling... clean and prepare surface... make good any loose and defective surfaces... Sand down walls to provide adequate key... Apply waterproof tile adhesive and apply tiles using proforma tile spacers... all tiling to incorporate full tiles avoiding cuts where possible... Grout tile area 24hrs after tile adhesive has dried... Colour of grouting TBA... Finishes... joints and junctions between tiles and other surfaces are to be sealed with silicone based sealant...like "Colourseal"

Tiles... 100mm x 100mm White Ceramic include for Fixings; adhesives; spacers; grouting compound;

Main Contractor to allow for 5m2 in total in locations as directed....

Main Areas

i) Splash Back to WHB DDA Toilet

7.10

Supply and fit Coat hooks - DDA Toilet

Supply and fit powder coat hooks / 2no at 225mm c/c to Ash backboards / hooks staggered Colour TBA

7.11

Supply And Fit Mirrors

Supply And Fit Mirrors allow 7no / Location TBA / Bevelled Wall Mirror 450mm x 500mm fully fixed

7.12

Supply and fit Toilet Roll holders

Toilet roll holder required in each male, female and disabled cubicle. / toilet roll holder should be installed on the hinge side of the cubicle. /. (Mini jumbo roll).

7.13

Supply and fit Soap Dispensers

1 No. Soap dispenser required per 1 No. wash hand basins, to be screw fixed.

7.14

Supply and hinged baby changing unit

Supply and fit wall mounted hinged baby changing unit (allow 2no)

7.15

Shelves Caretakers Cupboard Rm 3 / Store Rm 13

Supply and fix 24lm in 4 rows adjustable shelving comprising 25mm x 300mm mdf on heavy duty spur shelving. Shelves to be finished with lacquer. Height to shelves to be agreed

7.16

Plastic Corner guards to new opening

Supply and fix 50mm x 50mm plastic corner guards 1500 long fixed to wall... Colour TBA
All external corners

7.17

Paper Towel Dispensers

Supply and fix 6 no paper towel dispensers / Stainless steel centrefeed hand towel dispenser. Satin finish /dispense perforated or non-perforated paper towel rolls. Location TBA

PAINTING SCHEDULE BUSH ROOM

8.00 Decoration

The Main Contractor is to undertake all decorations in accordance with the schedule provided. The Contractor should allow to strip, prepare and paint all surfaces as indicated in the attached schedule.

Repainting The main Contractor is to allow for the amount of preparatory work required on a previously coated surface. The whole of the painted surfaces shall be finished in accordance with BS 6150: 2019 Code of Practice for Painting of Buildings (or as amended) and additional requirements quoted. The surfaces coated should exhibit a fair and even surface of constant colour, substantially free of brush strokes.

Before application, ensure that all materials are from the same batch. If mixed batch tins are purchased they should be 'boxed' to avoid potential colour variation. 'Boxing' requires the mixing together of the different batches in a larger container to ensure consistency of colour. Colour variation can occur when purchasing a colour for a project from a variety of sources rather than from one source and/or location. The risk of colour variation, can be reduced by taking the following action: (a) Avoid using a mixture of ready mixed colour and in store tinted colour (b) Avoid using a variety of batch numbers whether ready mixed or in store tinted. For the purpose of in store tinted colour a batch is considered to be materials tinted on one machine at the same time. (c) Purchase sufficient material for the project at one time from the same source of supply tinted on the same tinting machine. Where this is not appropriate due to storage restrictions, the supplying merchant may be able to store sufficient quantities in store for call off when required. It is good working practice to hold back sufficient original material to 'touch up' any areas of damage to the paint film prior to completion. With some paints and / or colours, especially products with mid or high sheen and / or deep colours, it may be necessary to recoat the whole area to avoid noticeable differences in film appearance for example under acute lighting conditions.

All materials used must comply with the appropriate British Standard. All paints delivered on site must be in sealed containers, as received from the makers with no labels obscured. The paint must be used without adulteration, and in strict accordance with the instructions of the maker.

The work quality, materials, applications and finish must comply with BS 6150 1982.

The Main Contractor shall undertake all preparation works before the application of emulsions, primers and paints. This will include, that all surfaces that are due to be decorated are cleaned and free from dirt, dust, grease, oil or other deleterious matter.

Remove all blistered, poorly adhering or otherwise defective coatings, powdery and friable surface coatings should be completely removed by scrapping, brushing and washing. Allow the surface to fully dry before proceeding. Rub down areas to sound areas to produce the necessary key for good adhesion and feather broken edges of existing coatings. Dust Off.

If the surface remains powdery and friable, then seal with suitable stain block/primer.

Make good cracks, holes, and other imperfections with Polycell Trade Easy Sand Filler... Allow for making good. Rub down smooth to match surrounding area and dust off.

All works shall be in strict accordance with the manufacturer's instructions and specifications. The method and application of paint shall be sufficient to give solid cover in the number of coats specified.

Painting is not to take place when other operations are occurring, it is to be done in isolation.

Painting is only to be carried out when the surfaces are completely free of moisture. No external painting is to take place when it is damp (foggy); or in temperatures of less than 5 degC.

The Main Contractor is to organise sample areas of decorating before undertaking the whole decorating works, to allow the employer to confirm the decorating specification.

8.01

| Room | Walls | Ceiling | Joinery | Doors | Radiators |
|------------|--|---------|--|---|-----------|
| Rm03 | Dulux Trade Emulsion Colour Magnolia | | Dulux Gloss Finish Colour White Architrave Dulux Gloss Finish Colour Navy Blue | Dulux Gloss Finish Colour TBA | |
| Rm11WC | Dulux Easi Care Bathroom Colour Magnolia | | Dulux Gloss Finish Colour White Architrave Dulux Gloss Finish Colour Navy Blue | Dulux Gloss Finish Colour TBA | |
| Rm12 WC | Dulux Easi Care Bathroom Colour Magnolia | | Dulux Gloss Finish Colour White Architrave Dulux Gloss Finish Colour Navy Blue | Dulux Gloss Finish Colour TBA | |
| Rm13 Store | Dulux Trade Emulsion Colour Magnolia | | Dulux Gloss Finish Colour White Architrave Dulux Gloss Finish Colour Navy Blue | Dulux Gloss Finish Colour TBA | |
| DDA WC | Dulux Easi Care Bathroom Colour Magnolia | | Dulux Gloss Finish Colour White Architrave Dulux Gloss Finish Colour Navy Blue | Dulux Gloss Finish Colour TBA | |

REFURBISHMENT OF WC BLOCK

9.00 BELOW GROUND DRAINAGE

9.01 Adjust FW drainage

Adjust below ground FW drainage system to accommodate new works... Exact design TBA
(provisional design as per drawing) All works to comply with CPDA recommendations
Provisional Sum

£5000

**Supply and lay 100mm Hepworth Super Sleeve Vitrified Clay Pipe Drainage system to BS65
1991.... Clay pipe system with flexible joints to suitable bedding.**

**Tolerances; max joint tolerance; 10mm linear; max 3 deg movement per joint... Allow for
complete installation; including all joints; bends; junctions; connections; fittings etc.....**

**Bedding... Clay pipes to be laid on suitable bedding and protected in accordance with CPDA /
Hepworth recommendations... bedding to suit site conditions and design. The Main
Contractor... is to provide a site copy of the relevant CPDA / Hepworth recommendations...
and confirm with the employer the type of bedding to be used and its compliance with CPDA /
Hepworth recommendations.**

10.00

GENERAL CONDITIONS

The Main Contractor is to check all details and all measurements on site before commencement. All levels / drain invert levels and datum points are to be agreed on site before commencement. Accurate on site measurements for overall element sizes must be carried out prior to starting construction and prior to the fabrication of any structural element by the Main Contractor

All materials are to be used in strict accordance with manufacturer's instructions. All building works are to be carried out in accordance with and incorporating good building practices and in strict accordance with the relevant British Standards, Codes of Practice, and current Building Regulations, plus any recommendations made by the Building Inspector...This drawing has been prepared from information collected by a visual survey of the existing site..... No exploratory works have been undertaken.

The design and construction should with the Building Regulations in force at the time of construction Any contradictions between the specification and the Building Regulations should be reported to the Designer

The works are all designed using commonly occurring construction methods and materials and within the confines of the clients requirements and those of planning and building control and are not considered to contain any residual risks either in construction, maintenance or demolition which should be beyond the scope and experience of a competent contractor to control to acceptable levels using normal good practice and procedures

Accredited Construction Details..... The current edition of Approved Document Part L Accredited Construction Details is to be used throughout construction...

Do not scale off the drawing

The Main Contractor is to allow for all reasonable works required to complete this project....

10.01

Contingency... Items of work that are not mentioned in this specification, and that are not covered by clause M8 & M10 of the General Preliminaries shall be taken out of the Contingency Sum

£15,000