

Solar PV & WC Refurbishment Works
Orpen Village Hall
Job No. 502319

Specification

Author: CW
Checked by: HT
Date: June 2022
Status: TENDER

architecture
building surveying
building services
planning
interior design
sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

Vision, form and function

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Project particulars

Clauses

110 The Project

1. Name: Orpen Memorial Hall
2. Nature: WC Refurbishment and associated drainage works
3. Location: West Bergholt, Essex
4. Timescale for construction work: 6 weeks

120 Employer (client)

1. Name: West Bergholt Parish Council
2. Address: 80 Chapel Road, West Bergholt, Essex, CO6 3HL

130 Principal contractor (CDM)

1. Name: TBC
2. Address:
3. Contact:
4. Telephone:
5. Email:

140 Architect/ contract administrator

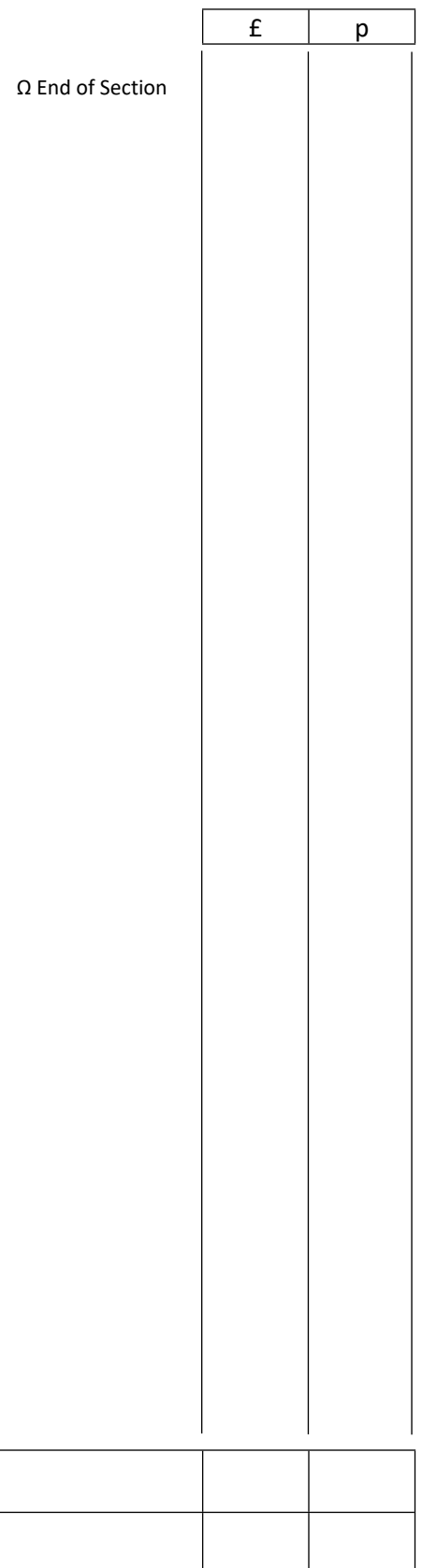
1. Name: Ingleton Wood LLP
2. Address: 874 Crescent Business Park, Colchester, Essex, CO4 9YQ
3. Contact: Chris Wells
4. Telephone: 01206 224270
5. Email: chris.wells@ingletonwood.co.uk

150 Principal designer

1. Name: Ingleton Wood LLP
2. Address: 874 Crescent Business Park, Colchester, Essex, CO4 9YQ
3. Contact: Chris Wells
4. Telephone: 01296 224270
5. Email: chris.wells@ingletonwood.co.uk

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Tender and contract documents

Clauses

110 Tender Drawings

1. The tender drawings are: as per the drawing issue register

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. **Format:** The pre-construction information is described in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

180 Other documents

1. Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of West Bergholt Parish Council.
2. The documents include: Asbestos records
3. The documents include: Fire Risk Assessment

Ω End of Section

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A12 The site/ existing buildings Clauses 110 The site <hr/> 1. Description: Existing multi purpose Village Hall and social club with adjacent day care centre, sports field and tennis court. 120 Existing buildings on/ adjacent to the site <hr/> 1. Description: Residential area surrounding the hall. 140 Existing utilities and services <hr/> 1. Drawings: (Information shown is indicative only): Please refer to tender drawings. 200 Access to the site <hr/> 1. Description: Lexden Road 2. Limitations: To be discussed at the pre start meeting. 3. Access for inspections: Provide access at reasonable times for both on-site and off-site work. 210 Parking <hr/> 1. Restrictions on parking of the Contractor's and employees' vehicles: To be confirmed at the pre start meeting. 220 Use of the site <hr/> 1. General: Do not use the site for any purpose other than carrying out the Works. 2. Limitations: No access to areas of than where the works are taking place. 230 Surrounding land/ building uses <hr/> 1. General: Adjacent or nearby uses or activities are as follows: 1.1. Sports facilities. 1.2. Child day care 1.3. Residential properties			
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1. General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
 - 1.1. Asbestos.
2. Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

1. Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. Arrangements for visit: Brian Butcher. eabtbutter@gmail.com

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<p>A20</p> <p>JCT intermediate building contract with contractor's design (ICD)</p> <p>Clauses</p> <p>Intermediate building contract with contractor's design (ICD)</p> <ul style="list-style-type: none"> The Contract: JCT Intermediate Building Contract with Contractor's Design 2016 Edition. Requirement: Allow for the obligations, liabilities and services described. <p>The recitals</p> <p>First - The Works</p> <ul style="list-style-type: none"> Comprise: WC Refurbishment and associated drainage works Location: Orpen Memorial Village Hall, CO6 3HL <p>Second - Contractor's designed portion</p> <ul style="list-style-type: none"> The Works include the design and construction of <ul style="list-style-type: none"> Lighting, emergency lighting, small power, fire alarm, containment,. <p>Third - Contract drawings</p> <ul style="list-style-type: none"> The Contract Drawings: As listed in clause A11/120. <p>Fourth - Other documents supplied by the Employer</p> <ul style="list-style-type: none"> Comprise: The Specification Named person: The whole of the text referring to a named person as a subcontractor will be deleted. <p>Fifth A - Pricing by the Contractor</p> <ul style="list-style-type: none"> Option A will apply: Option B will be deleted. Priced document: Within Option A the following words will be deleted: <ul style="list-style-type: none"> Bills of Quantities. Priced Activity Schedule: The words 'and has provided the Employer with a priced schedule of activities annexed to this Contract (the Activity Schedule)' will be deleted. 		
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Ninth - Information release schedule		
<ul style="list-style-type: none"> The Ninth Recital will be deleted. 		
Eleventh - Division of the works into sections		
<ul style="list-style-type: none"> The Eleventh Recital will be deleted. 		
Articles		
3 - Architect/ Contract Administrator		
<ul style="list-style-type: none"> Architect/ Contract Administrator: See clause A10/140. 		
4 - Quantity Surveyor		
<ul style="list-style-type: none"> Quantity Surveyor: See clause A10/160. 		
5 - Principal Designer		
<ul style="list-style-type: none"> Principal designer: See clause A10/150. 		
6 - Principal Contractor		
<ul style="list-style-type: none"> Principal contractor: See clause A10/130. 		
9 - Legal proceedings		
<ul style="list-style-type: none"> Amendments: Incorporating all latest 		
Contract particulars		
Fourth Recital - Employer's Requirements		
<ul style="list-style-type: none"> Comprise: TBC 		
Sixth Recital - Contractor's Proposals/ CDP Analysis		
<ul style="list-style-type: none"> Comprise: TO BE COMPLETED BY CONTRACTOR Specific Requirements: Must be issued for approval 2 weeks prior to commencement of works. 		
Eighth Recital and Clause 4.6 - Construction industry scheme		
<ul style="list-style-type: none"> Employer at Base Date is not a 'contractor' for the purposes of the CIS. 		
Tenth Recital - CDM Regulations		
<ul style="list-style-type: none"> The project is is not notifiable. 		
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JCT intermediate building contract with contractor's design (ICD)

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Twelfth Recital - Framework Agreement		
<ul style="list-style-type: none">Framework agreement: Does not apply		
Thirteenth Recital and Schedule 5 - Supplemental provisions		
<ul style="list-style-type: none">Collaborative working: Supplemental Provision 1 applies.Health and safety: Supplemental Provision 2 applies.Cost savings and value improvements: Supplemental Provision 3 applies .Sustainable development and environmental considerations: Supplemental Provision 4 does not apply.Performance indicators and monitoring: Supplemental Provision 5 applies does not apply.Notification and negotiation of disputes: Supplemental Provision 6 applies.Where Supplemental Provision 6 applies, the respective nominees of the parties are<ul style="list-style-type: none">Employer's nominee: TBCContractor's nominee: TO BE COMPLETED BY CONTRACTOR. Or such replacement as each party may notify to the other from time to time.		
Article 8 - Arbitration		
<ul style="list-style-type: none">Article 8 and clauses 9.3 to 9.8 (arbitration) apply.		
Clause 1.1 - Base Date		
<ul style="list-style-type: none">Base Date: 10 days prior to tender return.		
Clause 1.1 - Date for completion of the Works		
<ul style="list-style-type: none">Date for completion of the Works (where completion by sections does not apply): March 2023 - 6 Weeks from date of possession		
Clause 1.7 - Addresses for service of notices		
<ul style="list-style-type: none">Employer<ul style="list-style-type: none">Address: West Bergholt Parish Council, 80 Chapel Road, West Bergholt, Essex, C06 3HLContractor<ul style="list-style-type: none">Address: TO BE COMPLETED BY CONTRACTORFax Number: TO BE COMPLETED BY CONTRACTOR		
Clause 2.4 - Date of possession of the site		
<ul style="list-style-type: none">Date of Possession of the site: January 2023 - Exact date TBC		
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JCT intermediate building contract with contractor's design (ICD)

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Clause 2.5 - Deferment of possession of the site		
<ul style="list-style-type: none">Clause 2.5 applies.Where clause 2.5 applies, maximum period of deferment (if less than six weeks) is 2 weeks.		
Clause 2.23.2 - Liquidated Damages		
<ul style="list-style-type: none">Damages: At the rate of £500.00 per calendar week or pro-rata thereto.		
Clause 2.30 - Rectification period		
<ul style="list-style-type: none">Period: Twelve months from the date of practical completion of the Works.		
Clause 2.34.3 - Contractor's designed portion		
<ul style="list-style-type: none">Limit of Contractor's liability for loss of use: unlimited		
Clause 4.7 - Advance payment and advance payment bond		
<ul style="list-style-type: none">Advance payment: Clause 4.7 does not apply.		
Clause 4.8.1 - Interim payments - Interim Valuation Dates		
<ul style="list-style-type: none">The first Interim Valuation Date is: one month after the date of possession, and thereafter the same date in each month or the nearest Business Day in that month.		
Clause 4.9.1 - Interim payments - percentage of value		
<ul style="list-style-type: none">Not achieved practical completion: Where the works, or those works in a section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is 95%.Completed works: Where the works, or those works in a section, have achieved practical completion, the percentage in respect of the completed works is 97.5%.		
Clause 4.10.4 - Listed items - uniquely identified		
<ul style="list-style-type: none">The Contract Particulars item for clause 4.10.4 will be deleted.		
4.10.5 - Listed items - not uniquely identified		
<ul style="list-style-type: none">Listed items: The Contract Particulars entry for Clause 4.10.5 will be deleted.		
Clause 6.4.1 - Contractor's Public Liability Insurance: Injury to persons or property		
<ul style="list-style-type: none">Insurance cover for any one occurrence or series of occurrences arising out of one event: £10,000,000.00		
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Clause 6.5.1 - Insurance - liability of Employer		
<ul style="list-style-type: none">Insurance is not required.		
Clause 6.7 and Schedule 1 - Works Insurance - insurance options		
<ul style="list-style-type: none">Schedule 1: Insurance option C applies.Percentage to cover professional fees: 15 per cent.If option A applies, annual renewal date (as supplied by the Contractor): TO BE COMPLETED BY CONTRACTORWhere Insurance Option C applies, Paragraph C1: applies		
Clause 6.10 and Schedule 1 - Terrorism cover		
<ul style="list-style-type: none">Details of the required cover<ul style="list-style-type: none">Pool Re Cover.		
Clause 6.15 - Joint Fire Code		
<ul style="list-style-type: none">The Joint Fire Code: Does not apply.		
Clause 6.18 - Joint Fire Code - amendments/ revisions		
<ul style="list-style-type: none">Joint Fire Code - Amendments/ revisions: The cost, if any, of compliance with amendments or revisions to the Joint Fire Code shall be borne by the Contractor.		
Clause 6.19 - Contractor's Design Portion - Professional Indemnity Insurance		
<ul style="list-style-type: none">Level of cover: Amount of indemnity required:<ul style="list-style-type: none">is the aggregate amount for any one period of insurance;and is £ 10,000,000.00.Cover for pollution and contamination claims: Is required, with a sub-limit of indemnity of £10,000,000.00Expiry of required period of CDP Professional Indemnity Insurance: 6 years		
Clause 7.2.2 - Guarantee from the Contractor's parent company		
<ul style="list-style-type: none">Guarantee: is required<ul style="list-style-type: none">Parent company's name and registration number: TO BE COMPLETED BY CONTRACTORThe required form of guarantee is set out in: TO BE COMPLETED BY CONTRACTOR		
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Tendering/ subletting/ supply

Main contract tendering

110 Scope

1. General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 Tendering procedure

1. General: In accordance with NBS Guide to Tendering for Construction Projects.
2. Errors: Alternative 2 is to apply.

160 Exclusions

1. Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
2. Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 Acceptance of tender

1. **Acceptance:** No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
2. **Costs:** No liability is accepted for any cost incurred in the preparation of any tender.

190 Period of validity

1. Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 4 weeks.
2. Date for possession/ commencement: TBC

Pricing/ submission of documents

210 Preliminaries in the specification

1. Measurement rules: Preliminaries/ General Conditions must not be relied on as having been prepared in accordance with SMM7.

250 Priced documents

1. Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

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2. Measurements: Where not stated, ascertain from the drawings.
3. Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
4. Submit: With tender

310 Tender

1. General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

360 Priced activity schedule

1. Submit: With tender

440 Schedule of rates

1. Schedule of rates (unpriced): Included with the tender documents. The contractor may insert additional items.

480 Programme

1. Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
2. Submit: Within one week of request

510 Alternative method tenders

1. General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.
2. Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.
3. Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
4. Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
5. Submit: With tender

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Wood**515 Alternative time tenders**

1. General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.
2. Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

530 Substitute products

1. Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
2. Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

540 Quality control resources

1. Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
2. QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.
3. Submit: Within one week of request

550 Health and safety information

1. Content: Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. Include
 - 2.1. A copy of the health and safety policy document, including risk assessment procedures.
 - 2.2. Accident and sickness records for the past five years.
 - 2.3. Records of previous Health and Safety Executive enforcement action.
 - 2.4. Records of training and training policy.
 - 2.5. The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
3. Submit: Within one week of request

570 Outline construction phase health and safety plan

1. Content: Submit the following information within one week of request:

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<p>1.1. Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.</p> <p>1.2. Details of the management structure and responsibilities.</p> <p>1.3. Arrangements for issuing health and safety directions.</p> <p>1.4. Procedures for informing other contractors and employees of health and safety hazards.</p> <p>1.5. Selection procedures for ensuring competency of other contractors, the self-employed and designers.</p> <p>1.6. Procedures for communications between the project team, other contractors and site operatives.</p> <p>1.7. Arrangements for cooperation and coordination between contractors.</p> <p>1.8. Procedures for carrying out risk assessment and for managing and controlling the risk.</p> <p>1.9. Emergency procedures including those for fire prevention and escape.</p> <p>1.10. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.</p> <p>1.11. Arrangements for welfare facilities.</p> <p>1.12. Procedures for ensuring that all persons on site have received relevant health and safety information and training.</p> <p>1.13. Arrangements for consulting with and taking the views of people on site.</p> <p>1.14. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.</p> <p>1.15. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.</p> <p>1.16. Review procedures to obtain feedback.</p> <p>599 Freedom of Information Act</p> <p>1. Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.</p> <p>2. Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.</p> <p>3. Confidentiality: Maintain at all times.</p> <p>Subletting/ supply</p> <p>645 'Listed' domestic subcontractors</p> <p>1. General: Contract Documents provide that certain work must be carried out by a person of the Contractor's choice selected from a list of not less than three persons given therein.</p>		
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2. The selected person: Will become a subcontractor as provided for in the Contract Condition for Subletting.		
3. Additions to lists		
3.1. The Employer or Employer's representative may, but only with the consent of the Contractor which shall not be unreasonably withheld, add additional person(s) to the list at any time prior to the execution of a binding subcontract agreement.		
3.2. The Contractor may, but only with consent, which will not be unreasonably withheld, add additional persons to the list and must, if requested, submit (in an approved form) evidence of the suitability of such additional person(s). Wherever possible, submissions for addition of person(s) must be made, and consent obtained, before return of the tender. When any submission for addition of person(s) is made with the tender the consequences, if any, to the tender price compared to the use of the listed persons are to be made clear or the tender will be treated as qualified.		
4. Shortage of names: If at any time prior to execution of a binding subcontract agreement less than three persons named in the list (including any persons added as provided above) are able and willing to carry out the relevant work, give notice without delay. The Employer will then forthwith add the names of other persons as provided above so that the list comprises not less than three such persons, or confirm that no names will be added. If the Employer fails to do either within one week of the Contractor's notification the Contractor, who may subcontract in accordance with the Contract, must carry out the work.		
5. Agreement: Before the start of work to which the list relates enter into a binding subcontract agreement and confirm that this has been done, giving the name of the selected subcontractor.		
Ω End of Section		
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Tendering/ subletting/ supply

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Provision, content and use of documents

Definitions and interpretations

110 Definitions

1. Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

1. Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, provide or obtain information, consent or instructions, or make arrangements.
2. Format: In writing to the person named in clause A10/140 unless specified otherwise.
3. Response: Do not proceed until response has been received.

130 Products

1. Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
2. Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 Site equipment

1. Definition: Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
2. Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
3. Excludes: Products and equipment or anything intended to form or forming part of the permanent works.

140 Drawings

1. Definitions: To BSRIA BG 6, 'A design framework for building services: Design activities and drawing definitions'.
2. CAD data: In accordance with ISO 19650.

145 Contractor's choice

1. Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

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1. Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

1. Meaning: Submit information in response to specified requirements.

160 Terms used in specification

1. Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes removal and disposal of associated pipework, wiring, ductwork or other services.
2. Remediate: Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. Fix: Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.
4. Supply and fix: As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. Keep for recycling: As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. Repair: Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. Refix: Fix removed products.
11. Ease: Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
13. System: Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.

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1. Definition: When used in this combination:
 - 1.1. Manufacturer: the person or legal entity under whose name or trademark the particular product, component or system is marketed
 - 1.2. Product reference: the proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 Substitution of products

1. Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. Reasons: Submit reasons for the proposed substitution.
3. Documentation: Submit relevant information, including:
 - 3.1. manufacturer and product reference;
 - 3.2. cost;
 - 3.3. availability;
 - 3.4. relevant standards;
 - 3.5. performance;
 - 3.6. function;
 - 3.7. compatibility of accessories;
 - 3.8. proposed revisions to drawings and specification;
 - 3.9. compatibility with adjacent work;
 - 3.10. appearance;
 - 3.11. copy of warranty/ guarantee.
4. Alterations to adjacent work: If needed, advise scope, nature and cost.
5. Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 Cross references

1. Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
2. Related terminology: Where a numerical cross reference is not given, the relevant sections and clauses of the specification will apply.
3. Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
4. Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

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Provision, content and use of documents

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220 Referenced documents		
1. Conflicts: Specification prevails over referenced documents.		
230 Equivalent products		
1. Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.		
240 Substitution of standards		
1. Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.		
2. Before ordering: Submit notification of all such substitutions.		
3. Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.		
250 Currency of documents and information		
1. Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.		
Documents provided on behalf of employer		
410 Additional copies of drawings/ documents		
1. Additional copies: Issued free of charge.		
440 Dimensions		
1. Scaled dimensions: Do not rely on.		
450 Measured quantities		
1. Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.		
2. Precedence: The specification and drawings shall override the measured quantities.		
460 The specification		
1. Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.		
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Documents provided by contractor/ subcontractors/ suppliers

510 Design and production information

1. Master programme: Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
2. Design/ production information: Submit two copies, one could be returned with comments and this will be deemed to be a direction, notice or instruction under the Contract. Ensure that any necessary amendments are made without delay and resubmit unless it is confirmed that it is not required.
3. Contractor's changes to Employer's Requirements: Support request for substitution or variation with all relevant information.
4. Employer's amendments to Employer's Requirements: If considered to involve a variation, which has not already been acknowledged as a variation, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.
5. Final version of design/ production information: Submit two copies.

550 Named subcontractors: Design and production information

1. General: Certain Subcontractors are/ will be required to provide design/ production information during the contract as described in the Conditions of Contract, clause 3.7.
2. Master programme: Make reasonable allowance, based on information in section A30, for completing design/ production information, checking, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
3. **Information from Subcontractors**
 - 3.1. Obtain in time to meet the programme and in accordance with NAM/T where applicable.
 - 3.2. Check dimensions are correct, account is taken of all related work, and construction is practicable. Note any comments on one copy of the design/ production information, then submit with the required number of additional unmarked copies. Such checking will not relieve the CA or the Subcontractors of their respective responsibilities for design, co-ordination and documentation.
4. Inspection and comments: One copy will be marked and returned to Contractor. This will not relieve the Subcontractors of their responsibility for design and documentation. Ensure that any necessary amendments are made without delay and resubmit unless it is confirmed that it is not required.
5. Final version of information: Distribute copies to all affected Subcontractors and others and keep one copy on site.
6. Submit two copies.

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600 Contractor's Design information		
1. General: Complete the design and detailing of parts of the Works as specified. 2. Provide 2.1. Production information based on the drawings, specification and other information. 2.2. Liaison to ensure coordination of the work with related building elements and services. 3. Master programme: Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection. 4. Information required: All M+E services 4.1. Format: Electronic 4.2. Number of copies: 2 5. Submit: Within one week of request.		
610 Production information		
1. Contractor/ Domestic subcontractor provide: Drawings for all M+E services 2. Submit 2.1. For comment and make any necessary amendments. 2.2. Sufficient copies of final version for distribution to all affected parties.		
620 As-built drawings and information		
1. Contractor designed work: Provide drawings/ information: 1.1. All M+E services. 2. Submit: At least two weeks before date for completion.		
630 Technical literature		
1. Information: Keep on site for reference by all supervisory personnel: 1.1. Manufacturers' current literature relating to all products to be used in the Works. 1.2. Relevant British, EN or ISO Standards.		
640 Maintenance instructions and guarantees		
1. Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works. 2. Information location: In Building Manual. 3. Emergency call out services: Provide telephone numbers for use after completion. Extent of cover: office hours only.		
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Document/ data interchange - No Amendments	Ω End of Section		
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A32

Management of the works

Generally

110 Supervision

1. General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
2. Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

120 Insurance

1. Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 Insurance claims

1. **Notice:** If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the employer/ client, the person administering the Contract on their behalf and the Insurers.
2. **Failure to notify:** Indemnify the employer/ client against any loss, which may be caused by failure to give such notice.

140 Climatic conditions

1. Information: Record accurately and retain:
 - 1.1. Daily maximum and minimum air temperatures (including overnight).
 - 1.2. Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 Ownership

1. Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

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1. Master programme: When requested and before starting work on site, submit in an approved form a master programme for the works, which must include details of:
 - 1.1. Design, production information and proposals provided by the contractor/ subcontractors/ suppliers, including inspection and checking (see section A31).
 - 1.2. Planning and mobilization by the contractor.
 - 1.3. Earliest and latest start and finish dates for each activity and identification of all critical activities.
 - 1.4. Running in, adjustment, commissioning and testing of all engineering services and installations
 - 1.5. Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)
 - 1.6. Work by or on behalf of the employer and concurrent with the contract (see section A50). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the contract documents.
2. Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, exclude it and confirm this when submitting the programme.
3. Submit: one copy

230 Submission of programme

1. Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

260 Site meetings

1. General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. Frequency: Every month
3. Location: Orpen Memorial Hall
4. Accommodation: Ensure availability at the time of such meetings.
5. Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
6. Chairperson (who will also take and distribute minutes): Contract Administrator

265 Contractor's progress report

1. General: Submit a progress report at least 1 day before the site meeting.

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<p>2. Content: Notwithstanding the Contractor's obligations under the Contract the report must include:</p> <p>2.1. A progress statement by reference to the master programme for the Works.</p> <p>2.2. Details of any matters materially affecting the regular progress of the Works.</p> <p>2.3. Subcontractors' and suppliers' progress reports.</p> <p>2.4. Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of Contract.</p>		
270 Contractor's site meetings		
<p>1. General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.</p>		
285 Partial possession by Employer		
<p>1. Clause 2.25 of Conditions of Contract: Ensure all necessary access, services and other associated facilities are also complete.</p>		
290 Notice of completion		
<p>1. Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.</p> <p>2. Associated works: Ensure necessary access, services and facilities are complete.</p> <p>3. Period of notice (minimum): Two weeks</p>		
310 Extensions of time		
<p>1. Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.</p> <p>2. Details: As soon as possible submit:</p> <p>2.1. Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.</p> <p>2.2. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.</p> <p>2.3. All other relevant information required.</p>		
Control of cost		
420 Removal/ replacement of existing work		
<p>1. Extent and location: Agree before commencement.</p> <p>2. Execution: Carry out in ways that minimize the extent of work.</p>		
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Quality standards/ control

Standards of products and executions

110 Incomplete documentation

1. General: Where and to the extent that products or work are not fully documented, they are to be:
 - 1.1. Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - 1.2. Suitable for the purposes stated or reasonably to be inferred from the project documents.
2. Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 Workmanship skills

1. Operatives: Appropriately skilled and experienced for the type and quality of work.
2. Registration: With Construction Skills Certification Scheme.
3. Verification: When requested, operatives must produce evidence of skills/ qualifications.

130 Quality of products

1. Generally: New. (Proposals for recycled products may be considered).
2. Supply of each product: From the same source or manufacturer.
3. Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
4. Tolerances: Where critical, measure a sufficient quantity to determine compliance.
5. Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 Quality of execution

1. Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
2. Colour batching: Do not use different colour batches where they can be seen together.
3. Dimensions: Check on-site dimensions.
4. Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
5. Location and fixing of products: Adjust joints open to view so they are even and regular.

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140 Evidence of Compliance

1. Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.
2. Performance specification: Submit evidence of compliance, including test reports indicating:
 - 2.1. Properties tested.
 - 2.2. Pass/ fail criteria.
 - 2.3. Test methods and procedures.
 - 2.4. Test results.
 - 2.5. Identity of testing agency.
 - 2.6. Test dates and times.
 - 2.7. Identities of witnesses.
 - 2.8. Analysis of results.

150 Inspections

1. Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - 1.1. Date of inspection.
 - 1.2. Part of the work inspected.
 - 1.3. Respects or characteristics which are approved.
 - 1.4. Extent and purpose of the approval.
 - 1.5. Any associated conditions.

160 Related work

1. Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - 1.1. Appropriately complete.
 - 1.2. In accordance with the project documents.
 - 1.3. To a suitable standard.
 - 1.4. In a suitable condition to receive the new work.
2. Preparatory work: Ensure all necessary preparatory work has been carried out.

170 Manufacturer's recommendations/ instructions

1. General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
2. Exceptions: Submit details of changes to recommendations or instructions.

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<p>3. Execution: Use ancillary products and accessories supplied or recommended by main product manufacturer.</p> <p>4. Products: Comply with limitations, recommendations and requirements of relevant valid certificates.</p> <p>180 Water for the works</p> <p>1. Mains supply: Clean and uncontaminated.</p> <p>2. Other: Do not use until:</p> <p>2.1. Evidence of suitability is provided.</p> <p>2.2. Tested to BS EN 1008 if instructed.</p> <p>Samples/ approvals</p> <p>210 Samples</p> <p>1. Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:</p> <p>1.1. To an express approval.</p> <p>1.2. To match a sample expressly approved as a standard for the purpose.</p> <p>220 Approval of products</p> <p>1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.</p> <p>2. Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.</p> <p>3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.</p> <p>230 Approval of execution</p> <p>1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.</p> <p>2. Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.</p> <p>3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.</p> <p>Accuracy/ setting out generally</p> <p>320 Setting out</p> <p>1. General: Submit details of methods and equipment to be used in setting out the Works.</p>		
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<p>2. Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.</p> <p>3. Inform: When complete and before commencing construction.</p>		
330 Appearance and fit		
<p>1. Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:</p> <p>1.1. Submit proposals; or</p> <p>1.2. Arrange for inspection of appearance of relevant aspects of partially finished work.</p> <p>2. General tolerances (maximum): To BS 5606, tables 1 and 2.</p>		
340 Critical dimensions		
<p>1. Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.</p> <p>2. Location: Detailed on drawings Refer to tender documents.</p>		
350 Levels of structural floors		
<p>1. Maximum tolerances for designed levels to be</p> <p>1.1. Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.</p> <p>1.2. Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.</p> <p>1.3. Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.</p> <p>1.4. Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat(s): +/- 15 mm.</p> <p>1.5. Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.</p> <p>1.6. Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.</p>		
360 Record drawings		
<p>1. Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the Contract and hand over on completion.</p>		
Services generally		
410 Services regulations		
<p>1. New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.</p>		
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Quality standards/ control

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420 Water regulations/ byelaws notification		
1. Requirements: Notify Water Undertaker of any work carried out to (or which affects) new or existing services and submit any required plans, diagrams and details.		
2. Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.		
430 Water regulations/ byelaws contractor's certificate		
1. On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:		
1.1. The address of the premises.		
1.2. A brief description of the new installation and/ or work carried out to an existing installation.		
1.3. The Contractor's name and address.		
1.4. A statement that the installation complies with the relevant Water Regulations or Byelaws.		
1.5. The name and signature of the individual responsible for checking compliance.		
1.6. The date on which the installation was checked.		
435 Electrical installation certificate		
1. Submit: When relevant electrical work is completed.		
2. Original certificate: To be lodged in the Building Manual.		
440 Gas, oil and solid fuel appliance installation certificate		
1. Before the completion date stated in the Contract: Submit a certificate stating:		
1.1. The address of the premises.		
1.2. A brief description of the new installation and/ or work carried out to an existing installation.		
1.3. Any special recommendations or instructions for the safe use and operation of appliances and flues.		
1.4. The Contractor's name and address.		
1.5. A statement that the installation complies with the appropriate safety, installation and use regulations.		
1.6. The name, qualification and signature of the competent person responsible for checking compliance.		
1.7. The date on which the installation was checked.		
2. Certificate location: Building Manual		
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445 Service runs		
1. General: Provide adequate space and support for services, including unobstructed routes and fixings.		
2. Ducts, chases and holes: Form during construction rather than cut.		
3. Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.		
450 Mechanical and electrical services		
1. Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.		
2. Building Regulations notice: Copy to be lodged in the Building Manual.		
Supervision/ inspection/ defective work		
510 Supervision		
1. General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.		
2. Evidence: Submit, including details of the person proposed, their relevant skills training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history, work related assessments and management structure.		
3. Submittal date: Within one week of request		
4. Replacement: Give maximum possible notice before changing person in charge or site agent.		
520 Coordination of engineering services		
1. Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.		
2. Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.		
530 Overtime working		
1. Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done. 1.1. Minimum period of notice: Three days		
2. Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.		
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Wood**540 Defects in existing work**

1. Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
2. Documented remedial work: Do not execute work which may:
 - 2.1. Hinder access to defective products or work; or
 - 2.2. Be rendered abortive by remedial work.

550 Access for inspection

1. Removal: Before removing scaffolding or other facilities for access, give notice of not less than three days.

560 Tests and inspections

1. Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
2. Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
3. Records: Submit a copy of test certificates and retain copies on site.

580 Continuity of thermal insulation

1. Record and report: Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
 - 1.1. The address of the premises.
 - 1.2. The Contractor's name and address.
 - 1.3. The name, qualification and signature of the competent person responsible for checking compliance.
 - 1.4. The date on which the installation was checked.
2. Submit: Before completion of the Works.
3. Copy: To be lodged in the building manual.

610 Proposals for rectification of defective products/ executions

1. Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
2. Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

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620 Measures to establish acceptability <hr/> 1. General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures: <ul style="list-style-type: none"> 1.1. Will be at the expense of the Contractor. 1.2. Will not be considered as grounds for revision of the completion date. 		
630 Quality control <hr/> 1. Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements. 2. Records: Maintain full records, keep copies on site for inspection, and submit copies on request. 3. Content of records <ul style="list-style-type: none"> 3.1. Identification of the element, item, batch or lot including location in the Works. 3.2. Nature and dates of inspections, tests and approvals. 3.3. Nature and extent of nonconforming work found. 3.4. Details of corrective action. 		
Work at or after completion		
710 Work before completion <hr/> 1. General: Make good all damage consequent upon the Works. 2. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed. 3. Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials. 4. Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction. 5. COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers. 6. Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions. 7. Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.		
720 Security at completion <hr/> 1. General: Leave the Works secure with, where appropriate, all accesses closed and locked. 2. Keys: Account for and adequately label all keys, and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.		
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A34 Security/ safety/ protection Security, health and safety 110 Pre-construction information			
1. Location: Integral with the project Preliminaries, including but not restricted to the following sections: 1.1. Description of project: Sections A10 and A11. 1.2. Client's consideration and management requirements: Sections A12, A13 and A36. 1.3. Environmental restrictions and on-site risks: Section A12, A35 and A34. 1.4. Significant design and construction hazards: Section A34. 1.5. The health and safety file: Section A37.			
140 Construction phase health and safety plan			
1. Submission: Present to the employer/ client no later than 2 weeks before commencement of the works. 2. Confirmation: Do not start construction work until the employer has confirmed in writing that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations. 3. Content: Develop the plan from, and draw on, the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.			
150 Security			
1. Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft. 2. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.			
160 Stability			
1. Responsibility: Maintain the stability and structural integrity of the works and adjacent structures during the contract. 2. Design loads: Obtain details, support as necessary and prevent overloading.			
170 Occupied premises			
1. Extent: Existing buildings will be occupied and/ or used during the contract as follows: Children's day care nursery.			
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<p>2. Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.</p> <p>3. Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.</p> <p>190 Occupier's rules and regulations</p> <p>1. Compliance: Conform to the occupier's rules and regulations affecting the site.</p> <p>2. Copies</p> <p>2.1. Location: On site</p> <p>2.2. Arrangements for inspection: With client</p> <p>200 Mobile telephones and portable electronic equipment</p> <p>1. Restrictions on use</p> <p>1.1. Only to be used in the Builder's compound.</p> <p>210 Safety provisions for site visits</p> <p>1. Safety: Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.</p> <p>2. Protective clothing and/ or equipment: Provide and maintain on site for visitors to the-site.</p> <p>Protect against the following</p> <p>310 Explosives</p> <p>1. Use: Not permitted.</p> <p>330 Noise and vibration</p> <p>1. Standard: Comply with the recommendations of the local authority.</p> <p>2. Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.</p> <p>3. Restrictions: Do not use:</p> <p>3.1. Percussion tools and other noisy appliances without consent during the hours of normal working days and weekends.</p> <p>3.2. Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.</p>		
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340 Pollution		
1. Prevention: Protect the site, the works and the general environment (including the atmosphere, land, streams and waterways) against pollution.		
2. Contamination: If pollution occurs, report immediately, including to the appropriate authorities, and provide relevant information.		
350 Pesticides		
1. Use: Not permitted.		
360 Nuisance		
1. Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.		
2. Surface water: Prevent hazardous build-up on-site, in excavations and to surrounding areas and roads.		
370 Asbestos containing materials		
1. Duty: Report immediately any suspected materials discovered during execution of the works.		
1.1. Do not disturb.		
1.2. Agree methods for safe removal or encapsulation.		
371 Dangerous or hazardous substances		
1. Duty: Report immediately suspected materials discovered during execution of the works.		
1.1. Do not disturb.		
1.2. Agree methods for safe removal or remediation.		
380 Fire prevention		
1. Duty: Prevent personal injury or death, and damage to the Works or other property from fire.		
2. Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').		
390 Smoking on-site		
1. Smoking on-site: Not permitted.		
400 Burning on-site		
1. Burning on-site: Not permitted.		
410 Moisture		
1. Wetness or dampness: Prevent, where this may cause damage to the Works.		
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<p>2. Drying out: Control humidity and the application of heat to prevent:</p> <p>2.1. Blistering and failure of adhesion.</p> <p>2.2. Damage due to trapped moisture.</p> <p>2.3. Excessive movement.</p> <p>420 Infected timber/ Contaminated materials</p> <p>1. Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.</p> <p>2. Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other microorganisms are within acceptable levels.</p> <p>430 Waste</p> <p>1. Waste: Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.</p> <p>2. Requirement: Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.</p> <p>3. Disposal: Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.</p> <p>4. Recyclable material: Sort and dispose of at a materials recycling facility approved by the waste regulation authority.</p> <p>5. Documentation: Retain on-site.</p> <p>450 Laser equipment</p> <p>1. Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.</p> <p>2. Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.</p> <p>3. Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.</p> <p>460 Powder actuated fixing systems</p> <p>1. Use: Not permitted.</p> <p>470 Invasive species</p> <p>1. General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or works economically, environmentally or ecologically.</p>		
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<p>2. Duty: Report immediately any suspected invasive species discovered during execution of the works.</p> <p>2.1. Do not disturb.</p> <p>2.2. Agree methods for safe eradication or removal.</p> <p>Protect the following</p> <p>510 Existing services</p> <hr/> <p>1. Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.</p> <p>2. Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.</p> <p>3. Work adjacent to services</p> <p>3.1. Comply with service authority's/ statutory undertaker's recommendations.</p> <p>3.2. Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.</p> <p>4. Identifying services</p> <p>4.1. Below ground: Use signboards, giving type and depth;</p> <p>4.2. Overhead: Use headroom markers.</p> <p>5. Damage to services: If any results from execution of the Works:</p> <p>5.1. Immediately give notice and notify appropriate service authority/ statutory undertaker.</p> <p>5.2. Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.</p> <p>5.3. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.</p> <p>6. Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.</p> <p>520 Roads and footpaths</p> <hr/> <p>1. Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.</p> <p>2. Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.</p> <p>540 Retained trees/ shrubs/ grassed areas</p> <hr/> <p>1. Protection: Preserve and prevent damage, except those not required.</p>		
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2. Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.		
560 Existing features		
1. Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.		
570 Existing work		
1. Protection: Prevent damage to existing work, structures or other property during the course of the work.		
2. Removal: Minimum amount necessary.		
3. Replacement work: To match existing.		
580 Building interiors		
1. Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.		
630 Existing structures		
1. Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.		
2. Supports: During execution of the Works:		
2.1. Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.		
2.2. Do not remove until new work is strong enough to support existing structure.		
2.3. Prevent overstressing of completed work when removing supports.		
3. Adjacent structures: Monitor and immediately report excessive movement.		
4. Standard: Comply with BS 5975 and BS EN 12812.		
640 Materials for recycling/ reuse		
1. Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.		
2. Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.		
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A36

Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

1. Location: Give notice and details of intended siting.
2. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation

210 Room for meetings

1. Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.
2. Furniture and Equipment: Provide table and chairs for 5 people.

230 Temporary accommodation

1. Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site.
2. Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

Temporary works

310 Roads

1. Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - 1.1. Details: Lexden Road
 - 1.2. Restrictions on use: Ensure access road is maintained throughout
 - 1.3. Protective or remedial measures: Submit proposals

320 Temporary works

1. Employer's specific requirements: Provide: all temporary support for structures during demolition works..

340 Name boards/ advertisements

1. Name boards/ advertisements: Not permitted.

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Facilities/ temporary work/ services

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Wood**Services and facilities****410 Lighting**

1. Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 Lighting and power

1. Supply: Electricity from the existing mains may be used for the Works as follows:
 - 1.1. Metering: Free of charge
 - 1.2. Point of supply: Local service from within work area - allow for connection if required.
 - 1.3. Available capacity: Unknown
 - 1.4. Frequency: 50 Hz.
 - 1.5. Phase: Unknown
 - 1.6. Current: Alternating.
2. Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

430 Water

1. Supply: The existing mains may be used for the Works as follows:
 - 1.1. Metering: Free of charge
 - 1.2. Source: To be confirmed by contractor
 - 1.3. Location of supply point: Unknown
 - 1.4. Conditions/ Restrictions: For the works only
2. Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

440 Telephones

1. Temporary on site telephone: Provide as soon as practicable after the start on site for joint use by the Contractor and Subcontractors and pay all charges.
2. Responses: Make arrangements (e.g. an external bell) to ensure that incoming calls are answered promptly.

550 Thermometers

1. General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

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570 Personal protective equipment			
1. General: Provide for the sole use of other members of the project team, in sizes to be specified: <ul style="list-style-type: none"> 1.1. Safety helmets to BS EN 397, neither damaged nor time expired. Number required: 2 1.2. High visibility waistcoats to BS EN ISO 20471 Class 1. Number required: 2. 1.3. Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: 2 1.4. Disposable respirators to BS EN 149.FFP1S. 1.5. Eye protection to BS EN 166. 1.6. Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2 1.7. Hand protection - to BS EN 388, 407, 420 or 511, as appropriate. 			
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Operation/ maintenance of the finished works

Generally

110 The building manual

1. Purpose: The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.
2. Scope
 - 2.1. Part 1: General: Content as clause 120.
 - 2.2. Part 2: Fabric: Content as clause 130.
 - 2.3. Part 3: Services: Content as clause 140.
 - 2.4. Part 4: The Health and Safety File: Content as clause 150.
 - 2.5. Part 5: Building User Guide: Content as clause 151.
3. Responsibility: The Building Manual is to be produced by the contractor and must be complete no later than 2 weeks after practical completion.
4. Compilation
 - 4.1. Prepare all information for Contractor designed or performance specified work including as-built drawings.
 - 4.2. Obtain or prepare all other information to be included in the Manual.
5. Reviewing the Manual: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.
6. Final copies of the Manual
 - 6.1. Number of copies: 1
 - 6.2. Format: Electronic
 - 6.3. Latest date for submission: 1 weeks before the date for completion stated in the contract.
7. As-built drawings and schedules
 - 7.1. Number of copies: 1
 - 7.2. Format: Electronic

115 The Health and Safety File

1. Responsibility: the contractor
2. Content: Obtain and provide the following information: Obtain and provide the following information; a brief description of the work carried out; any hazards that have not been

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<p>eliminated through the design and construction processes, and how they have been addressed (e.g. surveys or other information concerning contaminated land); hazardous materials used (e.g. paints and special coatings); health and safety information about equipment provided for cleaning or maintaining the surface; the nature, location and markings of significant services, including underground cables; gas supply equipment; firefighting services etc; information and as-built drawings of the building..</p> <p>3. Format: Electronic</p> <p>4. Delivery to: client By (date): completion.</p> <p>120 Content of the building manual part 1: General</p> <p>1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:</p> <p>2. Index: list the constituent parts of the manual, together with their location in the document.</p> <p>3. The Works</p> <p>3.1. Description of the buildings and facilities.</p> <p>3.2. Ownership and tenancy, where relevant</p> <p>3.3. Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.</p> <p>4. The Contract</p> <p>4.1. Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.</p> <p>4.2. Overall design criteria.</p> <p>4.3. Environmental performance requirements</p> <p>4.4. Relevant authorities, consents and approvals.</p> <p>4.5. Third party certification, such as those made by “competent” persons in accordance with the Building Regulations</p> <p>5. Operational requirements and constraints of a general nature</p> <p>5.1. Maintenance contracts and contractors.</p> <p>5.2. Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire fighting systems, services, shut off valves switches, etc.</p> <p>5.3. Emergency procedures and contact details in case of emergency.</p> <p>5.4. Other specific requirements: -</p> <p>6. Description and location of other key documents.</p> <p>7. Timescale for completion: 2 weeks after practical completion</p>		
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Wood**130 Content of the building manual part 2: Building fabric**

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. Detailed design criteria, including
 - 2.1. Floor and roof loadings.
 - 2.2. Durability of individual components and elements.
 - 2.3. Loading restrictions.
 - 2.4. Insulation values.
 - 2.5. Fire ratings.
 - 2.6. Other relevant performance requirements.
3. Construction of the building
 - 3.1. A detailed description of methods and materials used.
 - 3.2. As-built drawings recording the construction, together with an index.
 - 3.3. Information and guidance concerning repair, renovation or demolition/ deconstruction.
4. Periodic building maintenance guide chart.
5. Inspection reports.
6. Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
7. Fixtures, fittings and components schedule and index.
8. Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
9. Test certificates and reports required in the specification or in accordance with legislation, including
 - 9.1. Air permeability.
 - 9.2. Resistance to passage of sound.
 - 9.3. Continuity of insulation.
 - 9.4. Electricity and Gas safety.
10. Other specific requirements:
11. Timescale for completion: 2 weeks after practical completion

140 Content of the building manual part 3: Building services

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. Detailed design criteria and description of the systems, including
 - 2.1. Services capacity, loadings and restrictions

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Operation/ maintenance of the finished works

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2.2. Services instructions.		
2.3. Services log sheets.		
2.4. Manufacturers' instruction manuals and leaflets index.		
2.5. Fixtures, fittings and component schedule index.		
3. Detailed description of methods and materials used.		
4. As-built drawings for each system recording the construction, together with an index, including		
4.1. Diagrammatic drawings indicating principal items of plant, equipment and fittings		
4.2. Record drawings showing overall installation		
4.3. Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.		
4.4. Identification of services – a legend for colour coded services.		
5. Product details, including for each item of plant and equipment		
5.1. Name, address and contact details of the manufacturer.		
5.2. Catalogue number or reference		
5.3. Manufacturer's technical literature, including detailed operating and maintenance instructions.		
5.4. Information and guidance concerning dismantling, repair, renovation or decommissioning.		
6. Operation: A description of the operation of each system, including:		
6.1. Starting up, operation and shutting down		
6.2. Control sequences		
6.3. Procedures for seasonal changeover		
6.4. Procedures for diagnostics, troubleshooting and faultfinding.		
7. Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.		
8. Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations – including		
8.1. Electrical circuit tests.		
8.2. Corrosion tests.		
8.3. Type tests.		
8.4. Work tests.		
8.5. Start and commissioning tests.		
9. Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.		
10. Preventative maintenance: Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems		
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11. Lubrication: Schedules of all lubricated items		
12. Consumables: A list of all consumable items and their source.		
13. Spares: A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.		
14. Emergency procedures for all systems, significant items of plant and equipment.		
15. Annual maintenance summary chart.		
16. Other specific requirements: -		
17. Timescale for completion: 2 weeks prior to practical completion		
150 Content of the building manual part 4: the Health and Safety File		
1. Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including:		
1.1. residual hazards and how they have been dealt with		
1.2. hazardous materials used		
1.3. information regarding the removal or dismantling of installed plant and equipment		
1.4. health and safety information about equipment provided for cleaning or maintaining the structure;		
1.5. the nature, location and markings of significant services,		
1.6. information and as-built drawings of the structure, its plant and equipment		
2. Information prepared by others: Details: -.		
3. Timescale for completion: 2 weeks after practical completion of the works.		
4. Submit to: CA		
151 Content of the building manual part 5: the building user guide		
1. Content: Obtain and provide the following:		
1.1. Building services information.		
1.2. Emergency information.		
1.3. Energy & environmental strategy.		
1.4. Water use.		
1.5. Transport facilities.		
1.6. Materials & waste policy.		
1.7. Re-fit/ re-arrangement considerations.		
1.8. Reporting provision.		
1.9. Training.		
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1.10. Links & references.			
2. Timescale for completion: 2 weeks after practical completion			
160 Presentation of building manual			
1. Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.			
2. Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.			
3. As-built drawings: The main sets may form annexes to the Manual.			
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A40

Contractor's general cost items: management and staff

Clauses

110 Management and staff

1. Cost-significant items: Provide for all on and off site administration costs (including cost of Person-in-Charge referred to in Clause 3.2 of the Conditions of Contract)

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Contractor's general cost items: services and facilities

Clauses

110 Services and facilities

1. Details: Services or facilities required or made/ not made available by the Employer: See section A36.
2. Cost significant items: - Provide all fuels for use on the Works, provide all temporary storage and pay all charges in connection therewith.
 - Provide clean fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, connections, etc., and clear away and make good on completion.
 - Provide for telephone and administration.
 - Provide for complying with all safety, health and welfare regulations (see also A34 and A41).
 - Provide for storage of materials (see also A41).
 - Provide for the disposal of rubbish (see also A33 and A34).
 - Provide for cleaning the Works (see also A33).
 - Provide for the protection of work in all sections (see also A34).
 - Provide for all necessary security (see also A34).
 - Provide for maintaining public and private roads (see also A34).
 - Provide for small plant and tools necessary for the proper execution of the works.
 - Provide for all costs in respect of all workpeople

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Contractor's general cost items: services and facilities

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Contractor's general cost items: mechanical plant

110 Mechanical plant

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Contractor's general cost items: temporary works

110 Temporary works

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Provisional work/ items

Clauses

110 Provisional sums for defined work, for use with SMM7/ NRM2

1. Item: Unforeseen asbestos removal
2. Description of work: The contractor is to include for the attendance, time and cost for asbestos removal works to be completed following receipt of the asbestos refurbishment and demolition survey.
3. Provisional Sums: Include £2,500.00.
4. Allow for general attendance.

110A Provisional sums for defined work, for use with SMM7/ NRM2

1. Item: Unforeseen M+E Works
2. Description of work: The contractor is to include for the attendance, time and cost for unforeseen M+E Works following demolition.
3. Provisional Sums: Include £2,500.00.
4. Allow for general attendance.

210 Provisional sums for undefined work, for use with SMM7/ NRM2

1. Item: Unforeseen structural works
2. Description of work: Unforeseen structural works over and above any works included within the specification.
3. Provisional Sums: Include £2,500.00.
4. Allow for general attendance.

210A Provisional sums for undefined work, for use with SMM7/ NRM2

1. Item: Repairs to existing drainage
2. Description of work: Unforeseen damage to existing drainage over and above any works included within the specification.
3. Provisional Sums: Include £2,500.00.
4. Allow for general attendance.

590 Contingencies

1. Provisional sum: Include: £10,000.00.

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Demolition

To be read with preliminaries/ general conditions.

5 Desk study/ survey

1. Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
 - 1.1. the structure or structures to be deconstructed/ demolished,
 - 1.2. the site on which the structure or structures stand, and
 - 1.3. the surrounding area.
2. Report and method statements: Submit, describing:
 - 2.1. Form, condition and details of the structure or structures, the site and the surrounding area.
 - 2.1.1. Extent: As per tender drawings
 - 2.2. Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - 2.3. Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/ or dust generated during deconstruction/ demolition.
 - 2.4. Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - 2.5. Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - 2.6. Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - 2.7. Proposed programme of work, including sequence and methods of deconstruction/ demolition.
 - 2.8. Details of specific pre-weakening required.
 - 2.9. Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - 2.10. Arrangements for control of site transport and traffic.

10 Extent of deconstruction/ demolition

1. General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to levels as shown on drawing and schedule.

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<p>13 Groundworks</p> <hr/> <p>1. Old foundations, slabs and the like: Break out in locations and to the extents stated.</p> <p>2. Contaminated material: Remove, and carry out remediation required by the Enforcing Authority.</p> <p>20 Features to be retained</p> <hr/> <p>1. General: Keep in place and protect the following: Boundary walls and existing DDA WC.</p> <p>25 Location of services</p> <hr/> <p>1. Services affected by deconstruction/ demolition work: Locate and mark positions.</p> <p>2. Mains services marking: Arrange with the appropriate authorities for services to be located and marked.</p> <p>2.1. Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus'.</p> <p>30 Services disconnection arranged by contractor</p> <hr/> <p>1. General: Arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment owned by those authorities prior to starting deconstruction/ demolition.</p> <p>32 Disconnection of drains</p> <hr/> <p>1. General: Locate, disconnect and seal disused foul and surface water drains.</p> <p>2. Sealing: Permanent, and within the site.</p> <p>35 Live foul and surface water drains</p> <hr/> <p>1. Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings</p> <p>1.1. Protect and ensure normal flow during deconstruction/ demolition work.</p> <p>1.2. Make good any damage arising from deconstruction/ demolition work.</p> <p>1.3. Leave clean and in working order at completion of deconstruction/ demolition work.</p> <p>2. Other requirements:</p> <p>40 Service bypass connections</p> <hr/> <p>1. General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/ demolition is taking place and to adjoining sites/ properties.</p> <p>2. Minimum notice to adjoining owners and all affected occupiers: 72 hours, if shutdown is necessary during changeover.</p>		
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45 Services to be retained		
1. Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.		
2. Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.		
50 Workmanship		
1. Standard: Demolish structures in accordance with BS 6187.		
2. Operatives		
2.1. Appropriately skilled and experienced for the type of work.		
2.2. Holding, or in training to obtain, relevant CITB Certificates of Competence.		
3. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.		
55 Site hazards		
1. Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.		
2. Dust: Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.		
2.1. Lead dust: Submit method statement for control, containment and clean-up regimes.		
3. Site operatives and general public: Protect from health hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.		
65 Structures to be retained		
1. Extent: Walls not dashed to remain in situ.		
2. Parts which are to be kept in place: Protect.		
3. Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.		
70 Partly demolished structures		
1. General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.		
2. Temporary works: Prevent overloading due to debris.		
3. Access: Prevent access by unauthorized persons.		
71 Dangerous openings		
1. General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.		
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<p>2. Access: Prevent access by unauthorized persons.</p> <p>75 Asbestos-containing materials – known occurrences</p> <p>1. General: Materials containing asbestos are known to be present in: Corridor- Textured coating to ceiling, Corridor-Vinyl floor tile, Under sink basin cupboard-Vinyl floor tile, Packers to door frame..</p> <p>76 Asbestos-containing materials – unknown occurrences</p> <p>1. Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.</p> <p>2. Removal: Submit statutory risk assessments and details of proposed methods for safe removal.</p> <p>78 Unforeseen hazards</p> <p>1. Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.</p> <p>2. Removal: Submit details of proposed methods for filling, removal, etc.</p> <p>85 Site condition at completion</p> <p>1. Debris: Clear away and leave the site in a tidy condition.</p> <p>2. Other requirements: None</p> <p>86 Site surface at completion</p> <p>1. Levels: Grade the site to follow the levels of adjacent areas.</p> <p>90 Contractor's property</p> <p>1. Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.</p> <p>2. Action: Remove from site as work proceeds where not to be reused or recycled for site use.</p> <p style="text-align: right;">Ω End of Section</p>		
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D20

Excavating and filling

Generally/the site

150 Existing services, features and structures

1. Services: See section A12 for locations.
2. Site features to be retained: See section A12 for details.
3. Structures: See section A34 for details of protection.

Clearance/excavating

168 Site clearance

1. General: Clear site of rubbish, debris and vegetation.

170 Removing small trees, shrubs, hedges and roots

1. Identification: Plant area located outside of the WC block
2. Small trees, shrubs and hedges: Cut down.
3. Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
4. Safety: Comply with Forest Industry Safety Accord safety leaflets.

220 Stripping topsoil

1. General: Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings/ roads and other areas shown on drawings.
2. Depth
 - 2.1. Remove to an average depth of 150 mm.
 - 2.2. Give notice where the depth of topsoil is difficult to determine.
3. Handling: Handle topsoil for reuse or sale in accordance with clause 225.
4. Site storage: Keep separate from excavated sub-soil

244 Excavations adjacent to existing foundations

1. Prior to commencing excavation
 - 1.1. Excavate trial pits adjacent to existing foundations to determine extent and formation levels.
 - 1.2. Allow for inspection of trial pits.
 - 1.3. Allow time for amendment of details if required.

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1.3.1. Time period: 5 working days		
320 Recorded features		
1. Recorded foundations, beds, drains, manholes, etc.: Break out and seal drain ends		
2. Contaminated earth: Remove and disinfect as required by Local Authority.		
330 Unrecorded features		
1. Give notice: If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.		
360 Excess excavation		
1. Excavation taken wider than required		
1.1. Backfill: To match existing		
2. Excavation taken deeper than required		
2.1. Backfill: To match existing		
Disposal of materials		
415 Excavated topsoil removal		
1. General: Remove from site.		
420 Topsoil storage heaps		
1. Location: To be agreed with client		
2. Standard: To BS 3882.		
3. Protection		
3.1. Do not place any other material on top of storage heaps.		
3.2. Do not allow construction plant to pass over storage heaps.		
3.3. Prevent compaction and contamination.		
441 Surplus subsoil		
1. Excavated material: Stockpile in temporary storage heaps.		
2. Retained material: Spread and level surplus subsoil on site.		
2.1. Protected areas: Do not raise soil level within root spread of trees that are to be retained.		
3. Remaining material: Do not remove topsoil from site. Any rubbish/waste such as weeds or stones larger than 100mm to be removed.		
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Excavating and filling

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Filling

500 Proposed fill materials

1. Details: Submit full details of proposed fill materials to demonstrate compliance with specification, including:
 - 1.1. Type and source of imported fill.
 - 1.2. Proposals for processing and reuse of material excavated on site.
 - 1.3. Test reports as required elsewhere.
2. Timing: At least 21 days before starting filling

510 Hazardous, aggressive or unstable materials

1. General: Do not use fill materials which would, either in themselves or in combination with other materials or ground water, give rise to a health hazard, damage to building structures or instability in the filling, including material that is:
 - 1.1. Frozen or containing ice.
 - 1.2. Organic.
 - 1.3. Contaminated or noxious.
 - 1.4. Susceptible to spontaneous combustion.
 - 1.5. Likely to erode or decay and cause voids.
 - 1.6. With excessive moisture content, slurry, mud or from marshes or bogs.
 - 1.7. Clay of liquid limit exceeding 80 and/or plasticity index exceeding 55.
 - 1.8. Unacceptable, class U2 as defined in the 'Specification for highway works', clause 601.

530 Placing fill

1. Surfaces of excavations and areas to be filled: Free from loose soil, topsoil, organic material, rubbish and standing water.
2. Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.
3. Adjacent structures, membranes and buried services
 - 3.1. Do not overload, destabilise or damage.
 - 3.2. Submit proposals for temporary support necessary to ensure stability during filling.
 - 3.3. Allow 14 days (minimum) before backfilling against in situ concrete structures.
4. Layers: Place so that only one type of material occurs in each layer.
5. Earthmoving equipment: Vary route to avoid rutting.

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Excavating and filling

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<p>2.1. Concrete where shown on drawings; or</p> <p>3. Sand, fine gravel, or other approved fine material applied to fill interstices. Moisten as necessary before final rolling to provide a flat, closed, smooth surface.</p> <p>4. Sand for blinding: To BS EN 12620, grade 0/4 or 0/2 (MP).</p> <p>Bioremediation - Not Used</p> <p>'specification for highway works: earthworks specification' appendices - Not Used</p> <p style="text-align: right;">Ω End of Section</p>		
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F10

Brick/ block walling

Types of walling

110 Clay facing brickwork

1. Description: Supply and install to infill window openings as shown in the tender drawings.
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: To match existing
 - 2.2. Recycled content: Contractor's choice
 - 2.3. Special shapes: None
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix: 1:5 masonry cement:sand
 - 3.3. Additional requirements: None
4. Bond: To match existing
5. Joints: To match existing
6. Features: To match existing

355 Concrete common blockwork

1. Description: Supply and install to infill window openings as per tender drawings.
2. Blocks: To BS EN 771-3.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: To match existing
 - 2.2. Configuration: Group 1
 - 2.3. Compressive strength
 - 2.3.1. Mean value: Not applicable
 - 2.3.2. Characteristic value: Not applicable
 - 2.3.3. Category: I
 - 2.4. Freeze/ thaw resistance: Not applicable
 - 2.5. Thermal properties: N/A
 - 2.6. Recycled content: None permitted
 - 2.7. Work sizes (length x width x height): To match existing

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<p>2.7.1. Tolerance category: D1</p> <p>2.8. Special shapes: To match existing</p> <p>2.9. Additional requirements: None</p> <p>3. Mortar: As section Z21.</p> <p>3.1. Standard: To BS EN 998-2</p> <p>3.2. Mix: 1:1:6 cement:lime:sand</p> <p>3.3. Additional requirements: None</p> <p>4. Bond: To match existing</p> <p>Testing - Not Used</p> <p>Workmanship generally</p> <p>430 Conditioning of clay bricks and blocks</p> <p>1. Bricks and blocks delivered warm from manufacturing process: Do not use until cold.</p> <p>2. Absorbent bricks in warm weather: Wet to reduce suction. Do not soak.</p> <p>440 Conditioning of concrete bricks/ blocks</p> <p>1. Autoclaved concrete bricks/ blocks delivered warm from manufacturing process: Do not use.</p> <p>2. Age of nonautoclaved concrete bricks/ blocks: Do not use until at least four weeks old.</p> <p>3. Avoidance of suction in concrete bricks/ blocks: Do not wet.</p> <p>3.1. Use of water retaining mortar admixture: Submit details.</p> <p>520 Accuracy</p> <p>1. Courses: Level and true to line.</p> <p>2. Faces, angles and features: Plumb.</p> <p>3. Permissible deviations</p> <p>3.1. Position in plan of any point in relation to the specified building reference line and/ or point at the same level: ± 10 mm.</p> <p>3.2. Straightness in any 5 m length: ± 5 mm.</p> <p>3.3. Verticality up to 3 m height: ± 10 mm.</p> <p>3.4. Verticality up to 7 m height: ± 14 mm.</p> <p>3.5. Overall thickness of walls: ± 10 mm.</p> <p>3.6. Level of bed joints up to 5 m (brick masonry): ± 11 mm.</p> <p>3.7. Level of bed joints up to 5 m (block masonry): ± 13 mm.</p>		
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561 Coursing brickwork with existing		
1. Gauge: Line up with existing brick courses.		
610 Support of existing work		
1. Joint above inserted lintel or masonry: Fully consolidated with semidry mortar to support existing structure.		
620 Block bonding new walls to existing		
1. Pocket requirements: Formed as follows:		
1.1. Width: Full thickness of new wall.		
1.2. Depth (minimum): 100 mm.		
1.3. Vertical spacing		
1.3.1. Brick to brick: 4 courses high at 8 course centres.		
1.3.2. Block to block: Every other course.		
2. Pocket joints: Fully filled with mortar.		
635 Jointing		
1. Profile: Consistent in appearance.		
690 Adverse weather		
1. General: Do not use frozen materials or lay on frozen surfaces.		
2. Air temperature requirements: Do not lay bricks/ blocks:		
2.1. In cement-gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising.		
2.2. In hydraulic lime:sand mortars when at or below 5°C and falling or below 3°C and rising, or as manufacturer's/ supplier's recommendations.		
2.3. In thin-layer mortars when outside the limits set by the mortar manufacturer.		
3. Temperature of walling during curing: Above freezing until hardened.		
4. Newly erected walling: Protect at all times from:		
4.1. Rain and snow.		
4.2. Drying out too rapidly in hot conditions and in drying winds.		
Additional requirements for facework		
760 Appearance		
1. Brick/ block selection: Do not use units with damaged faces or arrises.		
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2. Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
3. Quality control: Lay masonry units to match relevant reference panels.
 - 3.1. Setting out: To produce satisfactory junctions and joints with built-in features and components.
 - 3.2. Coursing: Evenly spaced using gauge rods.
4. Lifts: Complete in one operation.
5. Methods of protecting facework: Submit proposals.

830 Cleanliness

1. Facework: Keep clean.
2. Mortar on facework: Allow to dry before removing with stiff bristled brush.
3. Removal of marks and stains: Rubbing not permitted.

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Brick/ block walling

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Accessories/ sundry items for brick/ block/ stone walling

Cavities - Not Used

Reinforcing/ fixing accessories - Not Used

Flexible damp proof courses/ cavity trays

330 Damp proof courses

1. Description: PROPRIETARY PLASTICS
2. Manufacturer: Contractor's Choice
 - 2.1. Product reference:

370 Preformed cavity trays

1. Manufacturer: Contractor's choice
2. Placement: To provide a free draining and watertight installation.

Installation of dpcs/ cavity trays

415 Installation of horizontal dpcs

1. Placement: In continuous lengths on full even bed of fresh mortar, with 100 mm laps at joints and full laps at angles.
2. Width: At least full width of leaf unless otherwise specified. Edges of dpc not covered with mortar or projecting into cavity.
3. Overlying construction: Immediately cover with full even bed of mortar to receive next masonry course.
4. Overall finished joint thickness: As close to normal as practicable.

475 Installation of site formed cavity trays

1. Requirements to prevent downward ingress of water
 - 1.1. Profiles: To match those shown on drawings. Firmly secured.
 - 1.2. Joint treatment: Use continuous length wherever possible, otherwise lap at least 100 mm and seal to produce a free draining and watertight installation.
 - 1.3. Horizontal cavity trays: Support using cavity closer.
 - 1.4. Sloping cavity trays: Prevent sagging.
 - 1.5. Cleanliness: Free from debris and mortar droppings.

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Accessories/ sundry items for brick/ block/ stone walling

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485 Installation of cavity trays over openings and other cavity bridgings

1. Length: To extend not less than 150 mm beyond ends of lintels/ bridgings.

560 Installation of vertical dpcs

1. Form: In one piece wherever possible.
 - 1.1. Joints: Upper part overlapping lower not less than 100 mm.

Joints - Not Used**Proprietary sills/ lintels/ copings/ dressings****755 Pre fabricated steel lintels Type A**

1. Standard: To BS EN 845-2.
2. Manufacturer: [IG Lintels](#)
 - 2.1. [Contact details](#)
 - 2.1.1. Address: Ballyreagh Industrial Estate
Cookstown
Co. Tyrone
BT80 9DG
 - 2.1.2. Telephone: [+44 \(0\)1633 486486](tel:+44(0)1633486486)
 - 2.1.3. Web: www.iglintels.com
 - 2.1.4. Email: sales@iglintels.com
 - 2.2. Product reference: L1/HD 100 Heavy Duty Lintel for cavity walls
3. Sizes: To suit opening with bearing as per manufacturer's instructions
4. Additional requirements: None
5. Placement: Bed on mortar used for adjacent work.
 - 5.1. Bearing length (minimum): 150 mm

Miscellaneous items - Not Used

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Accessories/ sundry items for brick/ block/ stone walling

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G20

Carpentry/ timber-framing/ first fixing

General

160 Grading and marking of softwood

1. Timber of a target/ finished thickness less than 100 mm and not specified for wet exposure: Graded at an average moisture content not exceeding 20% with no reading being in excess of 24% and clearly marked as 'DG' (dry-graded).
2. Timber wet-graded and specified for installation at higher moisture contents: graded at an average moisture content above 20% and unmarked.
3. Structural timber members cut from large graded sections: Regraded to approval and marked accordingly.

Products

230 Structural softwood (strength class not specified)

1. Description: Allow to supply and install 75mmx75mm softwood studs to for partition. Allow to fix at 400mm centres with noggins as required.
2. Species: Spruce-pine-fir
3. Grading standard: To the appropriate BS EN 14081-1-compliant standard.
 - 3.1. Grade: GS to BS 4978
4. Treatment
 - 4.1. Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8
 - 4.1.1. Design service life: 20 years
 - 4.2. Flame-retardant treatment: Flame-retardant impregnation to NBS section Z12 and Wood Protection Association Commodity Specification FR2, Type INT2

270 Ungraded softwood

1. Description: Allow to supply and install 25x25mm timber studs to form boxings to conceal services. Allow to line with moisture resistant MDF and decorate.
2. Quality of timber: Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.
3. Surface finish: Planed all round
4. [Treatment](#)

G20
Carpentry/ timber-framing/ first fixing

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<p>430 Selection and use of timber</p> <hr/> <p>1. Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.</p> <p>435 Notches, holes and joints in timber</p> <hr/> <p>1. Notches and holes</p> <p>1.1. General: Avoid if possible.</p> <p>1.2. Sizes: Minimum needed to accommodate services.</p> <p>1.3. Position: Do not locate near knots or other defects.</p> <p>1.4. In same joist: Minimum of 100 mm apart horizontally.</p> <p>1.5. Notches in joists</p> <p>1.5.1. Position: Locate at top. Form by sawing down to a drilled hole.</p> <p>1.5.2. Depth (maximum): 0.15 x joist depth.</p> <p>1.5.3. Distance from supports: Between 0.1 and 0.2 x span.</p> <p>1.6. Holes in joists</p> <p>1.6.1. Position: Locate on neutral axis.</p> <p>1.6.2. Diameter (maximum): 0.25 x joist depth.</p> <p>1.6.3. Centres (minimum): Three x diameter of largest hole.</p> <p>1.6.4. Distance from supports: Between 0.25 and 0.4 of span.</p> <p>1.7. Notches in roof rafters, struts and truss members: Not permitted.</p> <p>1.8. Holes in struts and columns: Locate on neutral axis.</p> <p>1.8.1. Diameter (maximum): 0.25 x minimum width of member.</p> <p>1.8.2. Centres (minimum): Three x diameter of largest hole.</p> <p>1.8.3. Distance from ends: Between 0.25 and 0.4 of span.</p> <p>2. Scarf joints, finger joints and splice plates: Do not use without approval.</p> <p>440 Processing treated timber</p> <hr/> <p>1. Cutting and machining: Carry out as much as possible before treatment.</p> <p>2. Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.</p> <p>3. Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.</p> <p>450 Moisture content</p> <hr/> <p>1. Moisture content of wood and wood-based products at time of installation: Not more than:</p>		
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<p>1.1. Covered in generally unheated spaces: 24%.</p> <p>1.2. Covered in generally heated spaces: 20%.</p> <p>1.3. Internal in continuously heated spaces: 20%.</p> <p>510 Protection</p> <p>1. Generally: Keep timber dry and do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.</p> <p>2. Timber and components: Store under cover, clear of the ground and with good ventilation. Support on regularly spaced, level bearers on a dry, firm base. Open pile to ensure free movement of air through the stack.</p> <p>3. Trussed rafters: Keep vertical during handling and storage.</p> <p>Jointing timber</p> <p>570 Jointing/ fixing generally</p> <p>1. Generally: Where not specified precisely, select methods of jointing and fixing and types, sizes and spacings of fasteners in compliance with section Z20.</p> <p>Erection and installation</p> <p>750 Modifications/ Repairs</p> <p>1. Defects due to detailing or fabrication errors: Report without delay.</p> <p>2. Methods of rectification: Obtain approval of proposals before starting modification or remedial work.</p> <p>3. Defective/damaged components: Timber members/ components may be rejected if the nature and/or number of defects would result in an excessive amount of site repair.</p> <p>760 Temporary bracing</p> <p>1. Provision: As necessary to maintain structural timber components in position and to ensure complete stability during construction.</p> <p>770 Additional supports</p> <p>1. Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheets materials, and wall/ floor/ ceiling-mounted appliances, fixtures, etc. shown on drawings</p> <p>2. Material properties: Additional studs, noggings and battens to be of adequate size and have the same treatment, if any, as adjacent timber supports.</p> <p style="text-align: right;">Ω End of Section</p>		
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K10**Gypsum board dry linings/ partitions/ ceilings****Types of dry lining****205 Lining on timber**

1. Description: Allow to supply and install new plasterboard to stud partitions.
2. Manufacturer: British Gypsum
3. Background: Studs at 450mm centres
4. Metal resilient (acoustic) bars: Not required
5. Linings: 12.5 mm plasterboard to both sides
 - 5.1. Fixing: Screws
6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: Two coats of Gyproc Drywall sealer
 - 6.2. Accessories: As required
7. Other requirements: Fire-stopping around service penetrations as section P12

245 Ceiling lining on timber

1. Description: Allow to supply and install plasterboard ceiling to all areas.
2. Manufacturer: British Gypsum
3. Metal resilient (acoustic) bars: Not required
4. Linings: 12.5 mm plasterboard
 - 4.1. Fixings: Screws
5. Finishing: Skim coat plaster
 - 5.1. Primer/ Sealer: Two coats of Gyproc Drywall sealer
 - 5.2. Accessories: Allow to supply and install new fire rated access hatches for access into the loft above. Allow for 1no. per room as per the schedule. Allow an edge to be plastered into.

General/ preparation**325 Preparation of masonry to receive wall linings**

1. General: Suitable to receive lining system. Redundant fixtures and services removed. Cutting, chasing and making good completed.
2. Holes, gaps, service penetrations, perimeter junctions and around openings: Seal.
3. Adhesive fixings: Prepare substrate to achieve effective bonding.

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3.1. Contaminants: Remove loose material, dirt, grease, oil, paper, etc.		
3.2. Absorption: Control by dampening, priming or applying bonding agents as necessary.		
335 Additional supports		
1. Framing: Accurately position and securely fix to give full support to:		
1.1. Partition heads running parallel with, but offset from main structural supports.		
1.2. Fixtures, fittings and service outlets. Mark framing positions clearly and accurately on linings.		
1.3. Board edges and lining perimeters, as recommended by board manufacturer to suit type and performance of lining.		
375 New wet laid bases		
1. Dpcs: Install under full width of partitions/ freestanding wall linings.		
1.1. Material: Bituminous sheet or plastics.		
Components		
400 Gypsum boards generally		
1. Standard		
1.1. Gypsum plasterboard to BS EN 520.		
1.2. Gypsum fibre board to BS EN 15283-2.		
1.3. Evidence of compliance: Submit Declaration of Performance (DoP).		
Installation		
435 Dry linings generally		
1. General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.		
2. Cutting gypsum boards: Neatly and accurately without damaging core or tearing paper facing.		
2.1. Cut edges: Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.		
3. Fixings boards: Securely and firmly to suitably prepared and accurately levelled backgrounds.		
4. Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.		
445 Ceilings		
1. Sequence: Fix boards to ceilings before installing dry lined walls and partitions.		
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Wood

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<p>2. Orientation of boards: Fix with bound edges at right angles to supports and with ends staggered in adjacent rows.</p> <p>3. Two layer boarding: Stagger joints between layers.</p> <p>505 Installing mineral wool insulation</p> <p>1. Fitting insulation: Closely butted joints and no gaps. Use fasteners to prevent slumping or displacement.</p> <p>2. Services</p> <p>2.1. Electrical cables overlaid by insulation: Sized accordingly.</p> <p>2.2. Ceilings: Cut insulation around electrical fittings, etc.</p> <p>510 Sealing gaps and air paths</p> <p>1. Location of sealant: To perimeter abutments and around openings.</p> <p>1.1. Pressurized shafts and ducts: At board-to-board and board-to-metal frame junctions.</p> <p>2. Application: To clean, dry and dust free surfaces as a continuous bead with no gaps.</p> <p>2.1. Gaps greater than 6 mm between floor and underside of gypsum board: After sealing, fill with jointing compound.</p> <p>555 Fire-stopping at perimeters of dry lining systems</p> <p>1. Material: Tightly packed mineral wool or intumescent mastic/ sealant.</p> <p>2. Application: To perimeter abutments to provide a complete barrier to smoke and flame.</p> <p>560 Joints between boards</p> <p>1. Tapered edged gypsum boards</p> <p>1.1. Bound edges: Lightly butted.</p> <p>1.2. Cut/ unbound edges: 3 mm gap.</p> <p>2. Square edged plasterboards: 3 mm gap.</p> <p>3. Square edged gypsum fibre boards: 5 mm gap.</p> <p>565 Vertical joints</p> <p>1. Joints: Centre on studs.</p> <p>1.1. Partitions: Stagger joints on opposite sides of studs.</p> <p>1.2. Two layer boarding: Stagger joints between layers.</p>		
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570 Horizontal joints

1. Surfaces exposed to view: Horizontal joints not permitted. Seek instructions where height of partition/ lining exceeds maximum available length of board.
2. Two layer boarding: Stagger joints between layers by at least 600 mm.
3. Edges of boards: Support using additional framing.
 - 3.1. Two layer boarding: Support edges of outer layer.

610 Fixing gypsum board to timber

1. Fixing to timber: Securely at the following centres (maximum):
 - 1.1. Nails: 150 mm.
 - 1.2. Screws to partitions/ wall linings: 300 mm. Reduce to 200 mm at external angles.
 - 1.3. Screws to ceilings: 230 mm.
2. Position of nails/ screws from edges of boards (minimum)
 - 2.1. Bound edges: 10 mm.
 - 2.2. Cut/ unbound edges: 13 mm.
3. Position of nails/ screws from edges of timber supports (minimum): 6 mm.

Finishing**650 Level of dry lining across joints**

1. Sudden irregularities: Not permitted.
2. Joint deviations: Measure from faces of adjacent boards using methods and straightedges (450 mm long with feet/ pads) to BS 8212, clause 3.3.5.
 - 2.1. Tapered edge joints
 - 2.1.1. Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
 - 2.2. External angles
 - 2.2.1. Permissible deviation (maximum) for both faces: 4 mm.
 - 2.3. Internal angles
 - 2.3.1. Permissible deviation (maximum) for both faces: 5 mm.

670 Seamless jointing to gypsum boards

1. Cut edges of boards: Lightly sand to remove paper burrs.
2. Filling and taping: Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of paper tape, fully bedded.

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K10

Gypsum board dry linings/ partitions/ ceilings

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Wood

3. Protection of edges/ corners: Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. Finishing: Apply jointing compound. Feather out each application beyond previous application to give a flush, smooth, seamless surface.
5. Nail/ screw depressions: Fill with jointing compound to give a flush surface.
6. Minor imperfections: Remove by light sanding.

680 Skim coat plaster finish

1. Plaster type British Gypsum Multi thistle.
 - 1.1. Thickness: 2-3 mm.
2. Joints: Fill and tape except where coincident with metal beads.
3. Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

Ω End of Section

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3. Protection of edges/ corners: Reinforce external angles, stop ends, etc. with specified edge/ angle bead.		
4. Finishing: Apply jointing compound. Feather out each application beyond previous application to give a flush, smooth, seamless surface.		
5. Nail/ screw depressions: Fill with jointing compound to give a flush surface.		
6. Minor imperfections: Remove by light sanding.		
680 Skim coat plaster finish		
1. Plaster type British Gypsum Multi thistle.		
1.1. Thickness: 2-3 mm.		
2. Joints: Fill and tape except where coincident with metal beads.		
3. Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.		
Ω End of Section		
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L20

Doors/ shutters/ hatches

General

110 Evidence of performance

1. Certification: •The frames are to comply with all relevant British Standard Specifications, Codes of Practice, and Statutory Requirements (including all revisions and amendments), as well as the guides and recommendations laid down by the relevant trade organisation relating to their performance, constituent materials, methods of assembly and use. Any exceptions to the above are to be advised in writing by the specifier.
- All frames and other sections to be extruded to BS EN 755-9: 2016, Specification 6060 T6 or 6063 T6.
 - All materials and ancillary products are to be used and fitted entirely in accordance with the instructions of the relevant manufacturer.
 - The Door Fabricator/Installer (Specialist Contractor) is expected to make a pre tender visit to site/inspection of all relevant drawing and documents in order to ascertain all relevant conditions, structural details and site layout. No additional claim will be entertained for items that would be apparent during the pre-tender site visit and/or inspection of documents. The Specialist Contractor must allow in his tender for the replacement of all items specified and/or required.
 - The Specialist Contractor shall allow in his price for a survey visit to site in order to take the dimensions and adjacent structural details of every window and door that is to be replaced.
 - The units supplied are to be manufactured to suit existing openings.
 - Notwithstanding any information within this Specification, all framing and infills shall be capable of withstanding the design wind loadings calculated in accordance with BS6399 Pt2: 1997 or BS EN 1991-1-1 and imposed loads as defined in BS6399 Pt1: 1996 or BS EN 1991-1-4, and the Specialist Contractor shall carry out calculations to demonstrate this.
 - The Specialist Contractor is responsible for ensuring that all new doors are square and central in the opening, and that a perimeter gap shall be provided to allow adequate thermal expansion and contraction of the framing, consistent with the site location and limitations of the perimeter sealant used. Any packing sections or materials required to compensate for misaligned apertures shall be agreed by the Contract Administrator prior to manufacture.

115 Fire-resisting and smoke control pedestrian doors/ door assemblies/ doorsets

1. UKCA/ UKNI/ CE marked fire-resisting and smoke control pedestrian doorsets: To BS EN 16034 and in conjunction with BS EN 13241, BS EN 14351-1 and BS EN 14351-2.
2. Door products: As defined in BS EN 12519.
3. Evidence of fire performance: Provide certified evidence, in the form of a product conformity certificate, directly relevant fire test report or engineering assessment, that each door/ door assembly/ doorset supplied will comply with the specified requirements for fire-resisting and/ or smoke control if tested to BS 476-22, BS EN 1634-1, BS EN 1634-3 or is UKCA/ UKNI/ CE marked

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Wood

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<p>to BS EN 16034. Specified values should not be a combination of both standards. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.</p> <p>4. Components, assemblies or sets will be marked to the relevant UKCA/ UKNI/ CE marking European product standard (hEN), national product standard and/ or third-party certification rating.</p> <p>120 Non-fire-resisting pedestrian doors/ door assemblies/ doorsets</p> <p>1. Provide certified evidence, in the form of a product conformity certificate or engineering assessment, that each pedestrian door/ doorset/ assembly supplied will comply with the specified requirements to BS EN 14351-1. Such certification must cover door and frame materials, glass and glazing materials and their installation, essential and ancillary ironmongery, hinges and seals.</p> <p>2. Components and assemblies will be marked to the relevant UKCA/ UKNI/ CEI marking European product standard (hEN), national product standard and/ or third-party certification rating.</p> <p>150 Site dimensions</p> <p>1. Procedure: Before starting work on designated items take site dimensions, record on shop drawings and use to ensure accurate fabrication.</p> <p>Products</p> <p>410 Wood doorsets</p> <p>1. Description: Allow to supply and install door sets to internal areas as shown on tender drawing 2000.</p> <p>2. Manufacturer: Contractor's choice</p> <p>2.1. Product reference: Submit proposals</p> <p>3. Door leaf:</p> <p>4. Core: Manufacturer's choice</p> <p>5. Thickness: 44mm</p> <p>6. Finish as delivered: Full factory finish- Colour white</p> <p>7. Frame and architraves</p> <p>8. Wood species: Hardwood</p> <p>9. Finish as delivered: Full paint system</p> <p>10. Preservative treatment: Not required</p> <p>11. Glazing/ infill details: Not applicable</p> <p>12. Ironmongery: See point 13/14</p> <p>13. Male Corridor Door: Hinges, kick plates, push plates, pull handle</p>		
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Doors/ shutters/ hatches

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14. Unisex and Male WC Door: Hinges, kick plates, lever handle, blank cylinder with thumb turn.		
15. Perimeter seals: Fire and smoke seal		
16. Fire performance		
16.1. Fire resistance: Not required Manufacturer's standard		
17. Thermal performance (U-value maximum): Manufacturer's standard		
18. Other requirements: None		
19. Fixing: Plugged and screwed		
480 Doorsets		
1. Description: Allow to supply and install new external door to new DDA as per tender drawing 2000.		
2. Manufacturer: Contractor's choice- comar/SMART or equal and approved		
2.1. Product reference: Contractor's choice.1m wide DDA Compliant		
3. Door leaf: Aluminium		
3.1. Finish as delivered: Grey (or another dark colour)		
4. Frame and architraves: Aluminium		
4.1. Finish as delivered: To match door leaf		
5. Ironmongery: Lever handle, hinges, cylinders with internal thumb turn.		
6. Perimeter seals: Not required		
7. Thermal performance (U-value maximum): 1.8 W/m ² K		
8. Fixing: Plugged and screwed. Ensure level threshold for DDA access.		
Execution		
760 Building in		
1. General: Not permitted unless indicated on drawings.		
790 Fixing of wood frames		
1. Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.		
810 Fire-resisting and smoke control doors/ door assemblies/ doorsets/ roller shutters and curtains – contractor installed		
1. Gaps between frames and supporting construction: Filled as necessary in accordance with requirements for certification and/ or door/ doorset manufacturer's instructions.		
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Doors/ shutters/ hatches

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Ingleton
Wood**811 Fire-resisting and smoke control doorsets, industrial, commercial and garage doors**

1. Installation: By manufacturer or their approved installers, in accordance with requirements of BS EN 16034 and in conjunction with BS EN 13241, including the Declaration of Performance (DoP) certification for the UKCA/ UKNI/ CE marked doorset.

820 Sealant joints

1. Sealant
 - 1.1. Manufacturer: Dow Silicones Belgium SPRL
 - 1.1.1. Product reference: DOWSIL™ 796 PVC-U, Aluminium and Wood
 - 1.2. Colour: White

830 Fixing ironmongery generally

1. Fasteners: Supplied by ironmongery manufacturer.
 - 1.1. Finish/ corrosion resistance: To match ironmongery.
2. Holes for components: No larger than required for satisfactory fit/ operation.
3. Adjacent surfaces: Undamaged.
4. Moving parts: Adjusted, lubricated and functioning correctly at completion.

840 Fixing ironmongery to fire-resisting door assemblies

1. General: All items fixed in accordance with door leaf manufacturer's recommendations ensuring that integrity of the assembly, as established by testing, is not compromised.
2. Holes for through fixings and components: Accurately cut.
 - 2.1. Clearances: Not more than 8 mm unless protected by intumescent paste or similar.
 - 2.2. Lock/ latch cases for fire doors requiring > 60 minutes integrity performance: Coated with intumescent paint or paste before installation.

850 Location of hinges

1. Primary hinges: Where not specified otherwise, positioned with centre lines 250 mm from top and bottom of door leaf.
2. Third hinge: Where specified, positioned with centre line 250 mm below centre line of top hinge.
3. Hinges for fire-resisting doors: Positioned in accordance with door leaf manufacturer's recommendations.

860 Installation of emergency exit devices

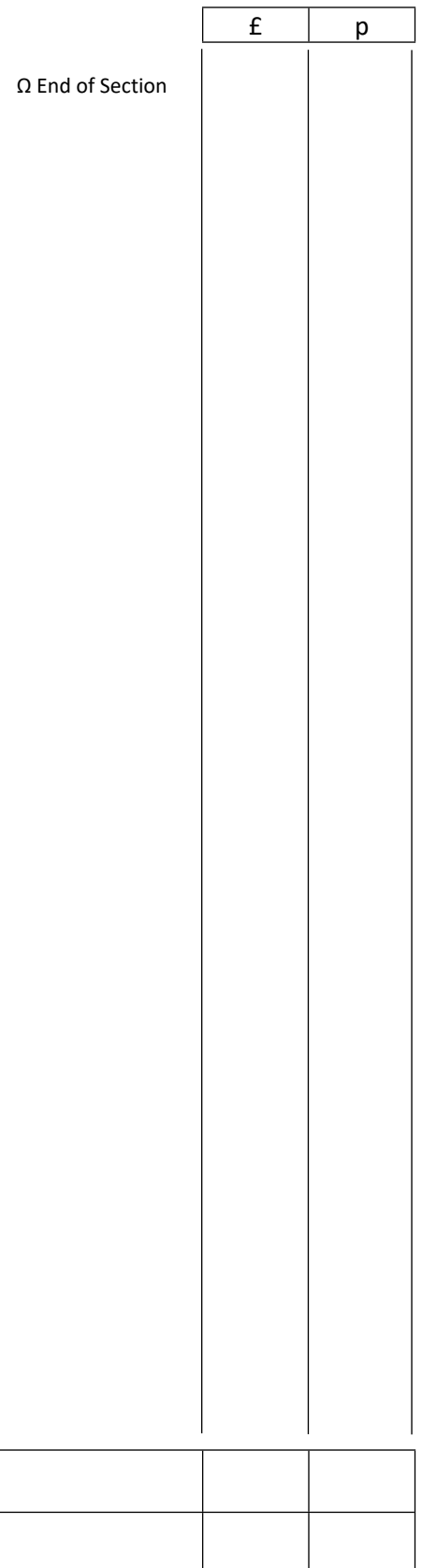
1. Standard: Unless specified otherwise, install panic bolts/ latches in accordance with BS EN 1125.

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Doors/ shutters/ hatches

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Doors/ shutters/ hatches

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M10

Cement based levelling/ wearing screeds

Types of screed

130A Quick-drying levelling screed mixes

1. Description:: Allow to make good screed following drainage excavation works.
2. Manufacturer: [Ardex Ltd – Flooring, Tiling & Screeding products](#)
3. Contact details
 - 3.1. Address: Homefield Road
Haverhill
Suffolk
United Kingdom
CB9 8QP
 - 3.2. Telephone: [+44 \(0\)1440 714939](#)
 - 3.3. Web: [ardex.co.uk](#)
 - 3.4. Email: [info@ardex.co.uk](#)
4. Product reference: [ARDEX A 35 Ultra Rapid Drying Screed Cement](#)
5. Cement: Portland.
6. Fine aggregate: Required.
7. Mix: 1 part cement to 1 part sand or 1:5 depending on mix design.
8. Bonded: As required to make good existing build up.
9. Drying time: 3—24 hours.
10. Standards: To BS 8204-1, BS 5385-3 and BS 8000-9.

Generally/ preparation

220 Proprietary levelling/wearing screeds

1. General: Materials, mix proportions, mixing methods, minimum/ maximum thicknesses and workmanship must be in accordance with recommendations of screed manufacturer.
2. Standard: In accordance with BS 8204-3

251 Conduits cast into or under screeds

1. Reinforcement: Overlay with reinforcement selected from:
 - 1.1. 500 mm wide strip of steel fabric to BS 4483, reference D49, or

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<p>1.2. Welded mesh manufactured in rolls from mild steel wire minimum 1.5 mm diameter to BS 1052, mesh size 50 x 50 mm.</p> <p>2. Placing reinforcement: Mid depth between top of conduit and the screed surface.</p> <p>2.1. Width of reinforcement (minimum): 300 mm.</p> <p>3. Screed cover over conduit (minimum): 50 mm</p> <p>Batching/ mixing</p> <p>302 Cements</p> <p>1. Cement types: In accordance with BS 8204-1, clause 5.1.3.</p> <p>305 Aggregates</p> <p>1. Sand: To BS EN 13139.</p> <p>1.1. Grading limits: In accordance with BS 8204-1, Table B.1.</p> <p>2. Coarse aggregates for fine concrete levelling screeds</p> <p>2.1. Standard: To BS EN 12620.</p> <p>2.2. Designation: 4/10.</p> <p>3. Lightweight aggregates: In accordance with BS 8204-1, Annex A.</p> <p>307 Admixtures</p> <p>1. Standard: In accordance with BS 8204-1, Table 1.</p> <p>2. Calcium chloride: Do not use in admixtures.</p> <p>330 Mixing</p> <p>1. Water content: Minimum necessary to achieve full compaction, low enough to prevent excessive water being brought to surface during compaction.</p> <p>2. Mixing: Mix materials thoroughly to uniform consistency. Mixes other than no-fines must be mixed in a suitable forced action mechanical mixer. Do not use a free fall drum type mixer.</p> <p>3. Consistency: Use while sufficiently plastic for full compaction.</p> <p>4. Ready-mixed retarded screed mortar: Use within working time and site temperatures recommended by manufacturer. Do not retemper.</p> <p>340 Adverse weather</p> <p>1. Screeds surface temperature: Maintain above 5°C for a minimum of four days after laying.</p> <p>2. Hot weather: Prevent premature setting or drying out.</p>		
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Laying

345 Level of screed surfaces

1. Permissible deviation: (allowing for thickness of coverings) ± 3 mm from datum.

355 Flatness/ Surface regularity of floor screeds

1. Standard: In accordance with BS 8204-1, Table 5.
2. Test: In accordance with BS 8204-1, Annex C.
3. Sudden irregularities: Not permitted.

375 Compaction of screeds

1. General: Compact thoroughly over entire area.
2. Screeds over 50 mm thick: Lay in two layers of approximately equal thickness. Roughen surface of compacted lower layer then immediately lay upper layer.

405 Joints in levelling screeds generally

1. Laying screeds: Lay continuously using 'wet screeds' between strips or bays. Minimize defined joints.
2. Daywork joints: Form with vertical edge.

Finishing/curing

510 Finishing generally

1. Timing: Carry out all finishing operations at optimum times in relation to setting and hardening of screed material.
2. Prohibited treatments to screed surfaces
 - 2.1. Wetting to assist surface working.
 - 2.2. Sprinkling cement.

540 Trowelled finish to levelling screeds

1. Floating: To an even texture with no ridges or steps.
2. Trowelling: To a uniform, smooth but not polished surface, free from trowel marks and other blemishes, and suitable to receive specified flooring material.

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M10

Cement based levelling/ wearing screeds

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M20

Plastered/ rendered/ roughcast coatings

Types of coating

220 Multicoat proprietary plaster

1. Description: Allow to plaster and make good existing walls and where windows are infilled.
2. Substrate: Concrete blockwork, as section F10
 - 2.1. Preparation: Bonding agent recommended by plaster manufacturer
3. Manufacturer: British Gypsum
4. Undercoats
 - 4.1. Product reference: Thistle Hardwall
 - 4.2. Thickness (excluding dubbing out): As manufacturer's recommendations
5. Final coat
 - 5.1. Product reference: Thistle Multicoat
 - 5.2. Thickness: 2-3mm
 - 5.3. Finish: Smooth
6. Accessories: Beads and stops

280 Gypsum plaster skim coat on plasterboard

1. Description:: Allow to plaster all new partitions.
2. Plasterboard: 12.5 mm
 - 2.1. Preparation: Bonding agent recommended by plaster manufacturer.
3. Plaster: Board finish/ finish plaster to BS EN 13279-1.
 - 3.1. Manufacturer: British Gypsum
 - 3.1.1. Product reference: Thistle Multicoat
 - 3.2. Thickness: 2-5mm
 - 3.3. Finish: Smooth.
4. Accessories: Beads and stops

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General - Not Used

Materials and marking of mortar

497 Cold weather

1. General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
2. External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising. Maintain temperature of work above freezing until coatings have fully hardened.
3. Internal work: Take precautions to enable internal coating work to proceed without detriment when air temperature is below 3°C.

Preparing substrates

510 Suitability of substrates

1. Soundness: Free from loose areas and significant cracks and gaps.
2. Cutting, chasing, making good, fixing of conduits and services outlets and the like: Completed.
3. Tolerances: Permitting specified flatness/ regularity of finished coatings.
4. Cleanliness: Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

541 Bonding agent application

1. General: Apply evenly to substrate to achieve effective bond of plaster/ render coat. Protect adjacent joinery and other surfaces.

551 Removal and renewal of existing plaster/ render

1. Location and extent: Agree, at least on a provisional basis, before work commences. Minimize extent of removal and renewal.

566 Removing defective existing plaster

1. Plaster for removal: Detached, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - 1.1. Hollow, detached areas: Detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
2. Stained plaster: Remove
3. Removing defective plaster. Cut back to a square, sound edge.
4. Faults in substrate (structural deficiencies, damp, etc.): Submit proposals.
5. Cracks
 - 5.1. Fine hairline cracking/ crazing: Leave.

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- 5.2. Other cracks: - Fine hairline cracking/ crazing: Leave.
- Other cracks; Cut out to a width of 75 mm (minimum).
6. Dust and loose material: Remove from exposed substrates and edges.

Backings/ beads/ joints**600 Additional framing supports for backings**

1. Framing: Accurately position and securely fix to give full support to fixtures, fittings and service outlets.
2. Support board edges and perimeters: As recommended by board manufacturer to suit type and performance of board.

610 Fixing plasterboard backings to timber

1. Fixings, accessories and installation methods: As recommended by board manufacturer.
2. Fixing: At the following centres (maximum):
 - 2.1. Nails: 150 mm.
 - 2.2. Screws to partitions/ walls: 300 mm. Reduce to 200 mm at external angles.
 - 2.3. Screws to ceilings: 230 mm.
3. Position of nails/ screws from edges of boards (minimum)
 - 3.1. Bound edges: 10 mm.
 - 3.2. Cut/ unbound edges: 13 mm.
4. Position of nails/ screws from edges of supports (minimum): 6 mm.
5. Nail/ screw heads: Set below surface. Do not break paper or gypsum core.

612 Joints in plasterboard backings

1. Ceilings
 - 1.1. Bound edges: At right angles to supports and with ends staggered in adjacent rows.
 - 1.2. Two layer boarding: Stagger joints between layers.
2. Partitions/ walls
 - 2.1. Vertical joints: Centre on studs. Stagger joints on opposite sides of studs.
 - 2.1.1. Two layer boarding: Stagger joints between layers.
 - 2.2. Horizontal joints
 - 2.2.1. Two layer boarding: Stagger joints between layers by at least 600 mm. Support edges of outer layer.
3. Joint widths (maximum): 3 mm.

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- ### 640 Beads/ stops generally

- ## 646 Crack control at junctions between dissimilar solid substrates

- ## 659 Plasterboard joints

1. Joints and angles (except where coincident with metal beads). Reinforce with continuous lengths of jointing tape.

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Mouldings/ decorative plasterwork - Not Used		
Internal plastering		
715 Flatness/ surface regularity		
1. Sudden irregularities: Not permitted. 2. Deviation of plaster surface: Measure from underside of a straight edge placed anywhere on surface. 2.1. Permissible deviation (maximum) for plaster not less than 13 mm thick: 3 mm in any consecutive length of 1800 mm.		
718 Junction of new plasterwork with existing		
1. New plasterwork: Finish flush with original face of existing plasterwork to form a seamless junction.		
742 Thin coat plaster		
1. Preparation for plasters less than 2 mm thick: Fill holes, scratches and voids with finishing plaster.		
777 Smooth finish		
1. Appearance: A tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Avoid water brush, excessive trowelling and over polishing.		
External rendering - Not Used		
Ω End of Section		
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M40

Stone/ concrete/ quarry/ ceramic tiling/ mosaic

To be read with preliminaries/ general conditions.

5 Tiling to

1. Tiles: Install to provide splashbacks to all WHB and below hand dryers. Allow to install 2 no rows high.
 - 1.1. Manufacturer/ Supplier: Johnsons Prismatic
 - 1.2. Colour: White
 - 1.3. Finish: Gloss
 - 1.4. Size: 150mmx150mm
2. Background/ Base: Plastered masonry
 - 2.1. Preparation: to manufacturers instructions
3. Intermediate substrate: Not required
4. Bedding
 - 4.1. Walls: Adhesive bed notched trowel method, as clause 50
5. Joint width: To tile manufacturers instructions
6. Grout: Waterproof adhesive (white)
 - 6.1. Type/ classification: Waterproof
7. Movement joints: as clause antibacterial sealant
 - 7.1. Location: Internal corners
8. Accessories: See below

15 New backgrounds/ bases

1. Background drying times (minimum)
 - 1.1. Brick/block walls: six weeks.
 - 1.2. Rendering: two weeks.
 - 1.3. Gypsum plaster: four weeks.
2. Base drying times (minimum)
 - 2.1. Concrete slabs: six weeks.
 - 2.2. Cement:sand screeds: three weeks.

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Ingleton
Wood**20 Existing backgrounds/ bases generally**

1. Efflorescence, laitance, dirt, loose and defective material: Remove and make good defective areas with materials compatible with background/base and bedding.
2. Deposits of oil, grease and other materials incompatible with the bedding: Remove.
3. Tile, paint and other nonporous surfaces: Clean.
4. Wet backgrounds: Dry before tiling.
5. Paint with unsatisfactory adhesion: Remove so as not to impair bedding adhesion.

25 New plaster

1. Plaster: Dry, solidly bedded, free from dust and friable matter.
2. Plaster primer: Apply if recommended by adhesive manufacturer.

30 Fixing generally

1. Colour/ shade: Avoid unintended variations within tiles for use in each area/ room.
 - 1.1. Variegated tiles: Mix thoroughly.
2. Adhesive: Compatible with background/ base.
3. Cut tiles: Neat and accurate.
4. Fixing: Provide adhesion over entire background/ base and tile backs.
5. Final appearance: Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints.
6. Deviation of surface: Measure from underside of a 2 m straightedge with 3 mm thick feet placed anywhere on surface. The straightedge should not be obstructed by the tiles/ mosaics and no gap should be greater than 6 mm, i.e. a tolerance of
7. Surplus bedding material: Clean from joints and face of tiles/ mosaics.

35 Setting out

1. Joints: True to line, continuous and without steps.
 - 1.1. Joints on walls: Horizontal, vertical and aligned round corners.
2. Cut tiles: Minimize number, maximize size and locate unobtrusively.
3. Joints in adjoining floors and walls: Align.
4. Movement joints: Where locations are not indicated, submit proposals.

55 Adhesive bed – notched trowel and buttering method to walls

1. Application: By floated coat of adhesive to dry background. Comb surface.
2. Tiling: Apply thin even coat of adhesive to backs of dry tiles. Fill any profiles. Press tiles firmly onto float coat.

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M40

Stone/ concrete/ quarry/ ceramic tiling/ mosaic

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3. Finished adhesive thickness: 3 mm or within the range allowed by the adhesive manufacturer.

70 Grouting

1. Sequence: Grout when bed/ adhesive has set sufficient to prevent disturbance of tiles.
2. Joints: 6 mm deep (or depth of tile if less). Free from dust and debris.
3. Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
4. Polishing: When grout is hard, polish tiling with dry cloth.

Ω End of Section

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Ingleton
Wood

M50

Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

Types of covering

150 Particle-based enhanced wet area polyvinyl chloride (PVC) sheets Type A

1. Flooring roll

1.1. Standard: To BS EN 14041.

1.1.1. Evidence of compliance: Submit.

1.2. Manufacturer: [Altro](#)

1.2.1. Contact details

1.2.1.1. Address: Works Road
Letchworth Garden City
Hertfordshire
SG6 1NW

1.2.1.2. Telephone: [+44 \(0\)1462 489516](tel:+44(0)1462489516)

1.2.1.3. Web: www.altro.co.uk

1.2.1.4. Email: enquiries@altro.com

1.2.2. Product reference: [Altro Aquarius™](#)

1.3. Use class: To BS EN ISO 10874, Class 34/ 43.

1.4. Slip potential

1.4.1. Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum): PTV
≥50.

1.5. Width: 2000 mm.

1.6. Thickness: 2.0 mm.

1.7. Execution: Altro safety flooring should be laid in accordance with the Code of Practice BS 8203:2017. The material should be stored for approximately 24 hours at room temperature, if not below 14°C. When laying, the area should be at a steady temperature of between 14°C and 27°C for at least 48 hours prior to, during and for at least 24 hours after completion.

1.8. Acoustical Performance: 5 dB.

1.9. Fire classification: Bfl-s1.

1.10. Slip potential

1.10.1. Surface roughness (Rz) (minimum) to BS 1134: >20 wet

1.11. Colour/ pattern: Hippo AI2013

2. Adhesive (and primer if recommended by manufacturer): Altrofix 19+

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3. Seam welding: Hot welding with Altro welding Rod
4. Finishing: Clean down

General requirements**210 Workmanship generally**

1. Base condition after preparation: Rigid, dry, sound, smooth and free from grease, dirt and other contaminants.
2. Finished coverings: Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

330 Commencement

1. Required condition of works prior to laying materials
 - 1.1. Building is weathertight and well dried out.
 - 1.2. Wet trades have finished work.
 - 1.3. Paintwork is finished and dry.
 - 1.4. Conflicting overhead work is complete.
 - 1.5. Floor service outlets, duct covers and other fixtures around which materials are to be cut are fixed.
2. Notification: Submit not less than 48 hours before commencing laying.

340 Conditioning

1. Prior to laying: Condition materials by unpacking and separating in spaces where they are to be laid. Maintain resilient flooring rolls in an upright position. Unroll carpet and keep flat on a supporting surface.
2. Conditioning time and temperature (minimum): As recommended by manufacturer with time extended by a factor of two for materials stored or transported at a temperature of less than 10°C immediately prior to laying.

350 Environment

1. Temperature and humidity: Before, during and after laying, maintain approximately at levels which will prevail after building is occupied.
2. Ventilation: Before during and after laying, maintain adequate provision.

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Ingleton
Wood**Preparing bases****410 New bases**

1. Suitability of bases and conditions within any area: Commencement of laying of coverings will be taken as acceptance of suitability.

420 Existing bases

1. Notification: Before commencing work, confirm that existing bases will, after preparation, be suitable to receive coverings.
2. Suitability of bases and conditions within any area: Commencement of laying of coverings will be taken as acceptance of suitability.

430 New wet laid bases

1. Base drying aids: Not used for at least four days prior to moisture content testing.
2. Base moisture content test: Carry out in accordance with BS 5325, Annex A or BS 8203, Annex A.
 - 2.1. Locations for readings: In all corners, along edges, and at various points over area being tested.
3. Commencement of laying coverings: Not until all readings show 75% relative humidity or less.

440 Substrates to receive thin coverings

1. Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive specified floor covering material.

460 Smoothing and levelling underlay compounds Type A

1. Contractor is to allow to apply levelling compound to all areas set to receive new floor finish.
2. Manufacturer: [Ardex Ltd – Flooring, Tiling & Screeding products](#)
 - 2.1. Contact details
 - 2.1.1. Address: Homefield Road
Haverhill
Suffolk
United Kingdom
CB9 8QP
 - 2.1.2. Telephone: [+44 \(0\)1440 714939](tel:+441440714939)
 - 2.1.3. Web: ardex.co.uk
 - 2.1.4. Email: info@ardex.co.uk
 - 2.2. Product reference: [ARDEX K 15 Rapid Drying Heavy Duty Self-Levelling Smoothing Compound](#)

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M50**Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting**

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3. Material: Special cements, graded aggregates and high quality synthetic resins.
4. Primer: P51 primer.
5. Aggregate filler: Contractor's choice
6. Application thickness: 0—35 mm.
7. Coverage: Approximately 1.4 kg of ARDEX K 15 per m² per mm thick.
8. Compressive strength – 28 days: 35 N/mm².
9. Flexural strength: 9.0 N/mm².

470 Bases from which existing floor coverings have been removed

1. Substrate: Clear of covering and as much adhesive as possible. Skim with smoothing underlayment compound to give smooth, even surface.

Laying coverings**620 Colour consistency**

1. Finished work in any one area/ room: Free from banding or patchiness.

640 Adhesive fixing generally

1. Adhesive type: As specified, as recommended by covering/ underlay, manufacturer or as approved.
2. Primer: Type and usage as recommended by adhesive manufacturer.
3. Application: As necessary to achieve good bond.
4. Finished surface: Free from trowel ridges, high spots caused by particles on the substrate, and other irregularities.

650 Seams

1. Patterns: Matched.
2. Joints: Tight without gaps.

670 Borders and feature strips in sheet material

1. Curl: Not acceptable.
2. Corners: Mitre joints.

680 Seam welding coverings

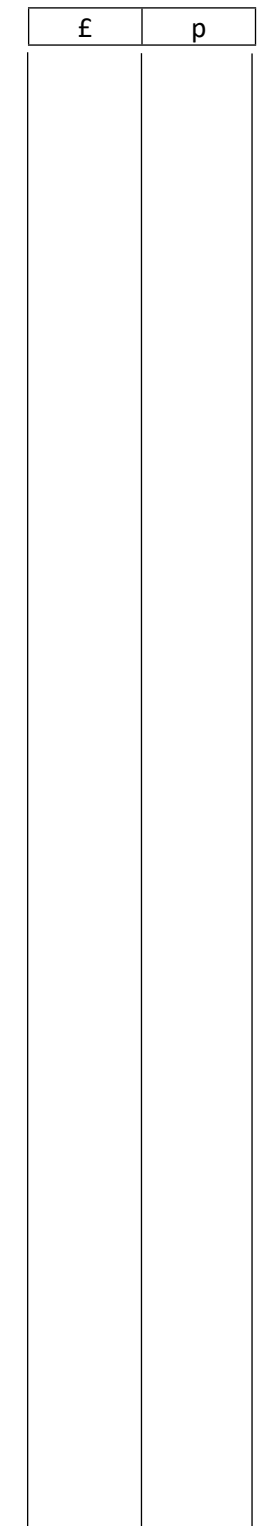
1. Commencement: At least 24 hours after laying, or after adhesive has set.
2. Joints: Neat, smooth, strongly bonded, flush with finished surface.

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Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

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1. Joint location: On centre line of door leaf.

820 Finishing

1. Description: VINYL FLOORING
2. Cleaning operations
 - 2.1. Wash floor with water containing neutral (pH 6-9) detergent. If necessary, lightly scrub heavily soiled areas.
 - 2.2. Rinse with clean water, removing surplus to prevent damage to adhesive. Allow to dry.
3. Emulsion polish: Two coats of a type recommended by covering manufacturer.

1. Spare covering material: Retain suitable material for patching. On completion submit pieces for selection. Hand over selected pieces to Employer.

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M60

Painting/clear finishing

Coating systems

110 Emulsion paint

1. Description: Contractor is to allow to decorate all existing and new wall surfaces throughout as described in the schedule of works.
2. Manufacturer: Dulux Trade, brand of AkzoNobel
 - 2.1. Product reference: Vinyl Matt
3. Surfaces: Existing painted and new plastered surfaces
 - 3.1. Preparation: Thoroughly clean down the surfaces to remove all dirt grease and surface contaminants.
4. Initial coats: As recommended by manufacturer
5. Number of coats: 1
6. Undercoats: As recommended by manufacturer
 - 6.1. Number of coats: 2
7. Finishing coats: 'Deep Fossil' to bottom half, 'Silver Shores' to top half matching existing in main corridor outside existing disabled WC.
 - 7.1. Number of coats: 2

110A Emulsion paint

1. Description: Contractor is to allow to decorate all new ceiling surfaces throughout as described in the schedule of works.
2. Manufacturer: Dulux Trade, brand of AkzoNobel
 - 2.1. Product reference: Vinyl Matt White
3. Surfaces: New plastered surfaces
 - 3.1. Preparation: Thoroughly clean down the surfaces to remove all dirt grease and surface contaminants.
4. Initial coats: As recommended by manufacturer
5. Number of coats: 1
6. Undercoats: As recommended by manufacturer
 - 6.1. Number of coats: 2
7. Finishing coats: Matt vinyl White
 - 7.1. Number of coats: 2

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M60
Painting/clear finishing

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<p>130 Gloss paint</p> <hr/> <p>1. Description: Allow to apply gloss paint as detailed to the areas scheduled below and shown on the tender drawings.</p> <ul style="list-style-type: none"> • All existing doorframes, including linings, architraves and stops throughout the works. • All exposed pipework throughout the realms of the work. • Existing window boards and joinery. <p>2. Manufacturer: Dulux Trade, brand of AkzoNobel</p> <p>2.1. Product reference: High gloss</p> <p>3. Surfaces: Preprimed and sealed</p> <p>4. Initial coats: As recommended by manufacturer</p> <p>4.1. Number of coats: 1</p> <p>5. Undercoats: As recommended by manufacturer</p> <p>5.1. Number of coats: 1</p> <p>6. Finishing coats: Full gloss</p> <p>6.1. Number of coats: 2</p> <p>Generally</p> <p>210 Coating materials</p> <hr/> <p>1. Manufacturers: Obtain materials from any of the following:</p> <p>2. Contractor's choice.</p> <p>3. Selected manufacturers: Submit names before commencement of coating work.</p> <p>215 Handling and storage</p> <hr/> <p>1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.</p> <p>2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.</p> <p>280 Protection</p> <hr/> <p>1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.</p> <p>Preparation</p> <p>400 Preparation generally</p> <hr/> <p>1. Standard: In accordance with BS 6150.</p>		
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2. Refer to any pre-existing CDM Health and Safety File.		
3. Refer to CDM Construction Phase Plan where applicable.		
4. Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.		
5. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.		
6. Substrates: Sufficiently dry in depth to suit coating.		
7. Efflorescence salts: Remove.		
8. Dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.		
9. Surface irregularities: Remove.		
10. Joints, cracks, holes and other depressions: Fill flush with surface, to provide smooth finish.		
11. Dust, particles and residues from preparation: Remove and dispose of safely.		
12. Water based stoppers and fillers		
12.1. Apply before priming unless recommended otherwise by manufacturer.		
12.2. If applied after priming: Patch prime.		
13. Oil based stoppers and fillers: Apply after priming.		
14. Doors, opening windows and other moving parts		
14.1. Ease, if necessary, before coating.		
14.2. Prime resulting bare areas.		
420 Fixtures and fittings		
1. Removal: Before commencing work remove: Coverplates, grilles, wall clocks, and other surface mounted fixtures.		
2. Replacement: Refurbish as necessary, refit when coating is dry.		
430 Existing ironmongery		
1. Refurbishment: Remove old coating marks. Clean and polish.		
440 Previously coated surfaces generally		
1. Preparation: In accordance with BS 6150, clause 11.5.		
2. Contaminated or hazardous surfaces: Give notice of:		
2.1. Coatings suspected of containing lead.		
2.2. Substrates suspected of containing asbestos or other hazardous materials.		
2.3. Significant rot, corrosion or other degradation of substrates.		
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<p>3. Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.</p> <p>4. Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.</p> <p>5. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.</p> <p>6. Alkali affected coatings: Completely remove.</p> <p>7. Retained coatings</p> <p>7.1. Thoroughly clean to remove dirt, grease and contaminants.</p> <p>7.2. Gloss-coated surfaces: Provide key.</p> <p>8. Partly removed coatings</p> <p>8.1. Additional preparatory coats: Apply to restore original coating thicknesses.</p> <p>8.2. Junctions: Provide flush surface.</p> <p>9. Completely stripped surfaces: Prepare as for uncoated surfaces.</p> <p>570 Uncoated masonry/ Rendering</p> <p>1. Loose and flaking material: remove.</p> <p>580 Uncoated plaster</p> <p>1. Nibs, trowel marks and plaster splashes: Scrape off.</p> <p>2. Overtrowelled 'polished' areas: Key lightly.</p> <p>590 Uncoated plasterboard</p> <p>1. Depressions around fixings: Fill with stoppers/ fillers</p> <p>631 Previously painted window frames</p> <p>1. Paint encroaching beyond glass sight line: Remove.</p> <p>2. Loose and defective putty: Remove.</p> <p>3. Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.</p> <p>4. Finishing</p> <p>4.1. Patch prime, reputty as necessary, and allow to set.</p> <p>4.2. Seal and coat as soon as fully set.</p>		
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711 Coating generally

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N10**General fixtures/ furnishings/ equipment****Products****270 Mirrors**

1. Description: Allow to supply and install mirrors above all WHB as detailed in the tender drawings and schedule of works.
2. Dimensions
 - 2.1. Length: 300mm
 - 2.2. Width: To suit length of WBH
 - 2.3. Thickness: 6mm
3. Material: Acrylic safety mirror
4. Quality: Free from tarnishing, discoloration, scratches and other defects visible in the designed viewing conditions. Reflection undistorted.
5. Backing: As per manufacturer
6. Edges
 - 6.1. Treatment: Polished
 - 6.2. Profile: Square
7. Fixing: Holes, 4 mm diameter, inset 50 x 50 mm from corners, for fixing screws
8. Installation: Accurately with sides vertical.

270A Signage Type A

1. Description: Allow to supply and install new WC signage to all new WC doors. To include 1x male sign, 1x disabled sign and 2x unisex
2. Dimensions
 - 2.1. Length: 100mm
 - 2.2. Width: 100mm
3. Material: Plastics
4. Quality: Free from tarnishing, discoloration, scratches and other defects visible in the designed viewing conditions.
5. Backing: As per manufacturer
6. Edges
 - 6.1. Profile: Square
7. Fixing: No fixings

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N10**General fixtures/ furnishings/ equipment**

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460 Sealant

1. Type:
 - 1.1. Manufacturer: Geocel
 - 1.1.1. Product reference: Geocel 480

Execution**720 Installation generally**

1. General: As Preliminaries section A33
2. Fixing and fasteners: As section Z20.
3. Services: Not applicable

770 Trims

1. Lengths: Wherever possible, unjointed between angles or ends of runs.
2. Running joints: Where unavoidable, obtain approval of location and method of jointing.
3. Angle joints: Mitred.

Completion**910 General**

1. Doors and drawers: Accurately aligned, not binding. Adjusted to ensure smooth operation.
2. Ironmongery: Checked, adjusted and lubricated to ensure correct functioning.

920 Appliances

1. Test: Ensure that all functions and features work correctly.
2. Documentation: Submit guarantees, instruction manuals, etc.

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General fixtures/ furnishings/ equipment

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N13

Sanitary appliances and fittings

Products

300A WCs and Cisterns

1. Description: Allow to supply and install WCs to the areas shown on the tender drawing. Please review with client prior to ordering.
2. Pan
 - 2.1. Manufacturer: [Ideal Standard \(UK\) Ltd](#)
 - 2.1.1. Contact details
 - 2.1.1.1. Address: The Bathroom Works
National Avenue
Hull
HU5 4HS
 - 2.1.1.2. Telephone: [+44 \(0\)870 122 8822](tel:+44(0)8701228822)
 - 2.1.1.3. Web: www.idealspec.co.uk, www.idealstandard.co.uk
 - 2.1.1.4. Email: ukcustcare@idealstandard.com
 - 2.1.2. Product reference: [Concept Space Compact Close Coupled Back-To-Wall Toilet Bowl](#)
 - 2.2. Form: Back-to-wall.
 - 2.3. Pan height: 400 mm.
 - 2.4. Materials
 - 2.4.1. Body: Vitreous china to BS 3402.
 - 2.4.2. Finish and colour: White.
 - 2.5. Water supply, outlet and seat holes
 - 2.5.1. Outlet: Horizontal outlet.
 - 2.6. Net weight: 26.4 kg.
3. Cistern
 - 3.1. Standard: To BS 1125
 - 3.2. Manufacturer: Ideal Standard
 - 3.2.1. Product reference: Tempo T4271
 - 3.3. Material: Vitreous china
 - 3.4. Finish/ colour: White
4. Inlet valve: Cistern manufacturer's standard
 - 4.1. Manufacturer: As WC schedule

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Sanitary appliances and fittings

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<p>4.1.1. Product reference: Contractor's choice</p> <p>4.2. Water supply connection: Bottom</p> <p>5. Flushing arrangement: Push button</p> <p>6. Flush pipe: Concealed</p> <p>6.1. Manufacturer: As Cistern</p> <p>6.1.1. Product reference: Contractor's choice</p> <p>311 Unisex accessible WC equipment packages (Document M)</p> <p>1. Description: Doc M left hand pack with standing washbasin.</p> <p>2. Manufacturer: Ideal Standard</p> <p>2.1. Product reference: S0683</p> <p>3. Type approval certificate: Submit.</p> <p>4. Finish/ colour</p> <p>4.1. Pan: Vitreous china, white</p> <p>4.2. Cistern: Manufacturer's standard</p> <p>4.3. Seat: Plastics, white</p> <p>4.4. Basin: Vitreous china, white</p> <p>4.5. Handrails and grab bars: Manufacturer's standard</p> <p>5. Transfer handing: Left-hand</p> <p>315 Wall-hung urinals Type A</p> <p>1. Description: Allow to supply and install urinals as per tender drawings.</p> <p>2. Urinals</p> <p>2.1. Manufacturer: Armitage Shanks</p> <p>2.1.1. Contact details</p> <p>2.1.1.1. Address: Armitage Old Road Rugeley Staffordshire WS15 4BT</p> <p>2.1.1.2. Telephone: +44 (0)870 122 8822</p> <p>2.1.1.3. Web: www.idealspec.co.uk</p> <p>2.1.1.4. Email: info@thebluebook.co.uk</p> <p>2.1.2. Product reference: Sanura Bowl Urinal 40cm</p> <p>2.2. Form: Bowl.</p>		
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Sanitary appliances and fittings

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<p>2.3. Materials</p> <p>2.3.1. Body: Vitreous china.</p> <p>2.3.2. Finish and colour: White.</p> <p>3. Traps: Waste 1½" plastic domed strainer waste, 45mm unslotted tail</p> <p>4. Accessories: S8925(67) Trap 1½" plastic resealing bottle with 75mm seal, multi-purpose outlet</p> <p>S6286(AA) Spreader, back inlet for vitreous china bowl urinal</p> <p>S9275(67) Urinal concealed hangers, Steel</p> <p>S6215(67) Conceala auto cistern 4.5 litre with cover, auto syphon and petcock</p> <p>S6227(NU) Flushpipes concealed for 2 bowl urinals</p> <p>S6120(01) Urinal division Vitreous China with hanger and screw</p> <p>335A Wall-hung washbasins</p> <p>1. Description: Allow to supply and install WHB and accessories to areas indicated on drawing 2001.</p> <p>2. Manufacturer: Venesta Washroom Systems Ltd</p> <p>2.1. Contact details</p> <p>2.1.1. Address: 1st Floor, Units 19-23 St George's Square St Georges Centre Gravesend Kent United Kingdom DA11 0TA</p> <p>2.1.2. Telephone: +44 (0)1474 353333</p> <p>2.1.3. Web: www.venesta.co.uk</p> <p>2.1.4. Email: marketing@venesta.co.uk</p> <p>2.2. Product reference: S215901 Portman 21 basin</p> <p>3. Drain valve: 0162157 Drain valve</p> <p>4. Accessories: 0165079 Wall mounted basin kit S9513 Chainstay hole stopper</p> <p>5. Tap/ chainstay/ overflow holes: Contour 21+ 1 hole thermostatic basin mixer, single sequential lever with copper tails</p> <p>6. Wastes: Waste 1¼" brass strainer waste, 80mm slotted tail</p> <p>7. Traps: Trap 1¼" metal bottle, 75mm seal, outlet screwed 1¼" BSP male with compression nut and ring</p>		
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Sanitary appliances and fittings

Specification:

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446 Sanitary towel disposal bins

1. Description: Allow to supply 2 no. as per the tender drawings
2. Manufacturer: Contractor's choice
3. Material: Plastic
4. Finish/ colour: White

458A Soap dispensers

1. Description: Allow to supply and install wall mounted soap dispenser to the left of each WHB. Check with client prior to ordering.
2. Manufacturer: [Ideal Standard \(UK\) Ltd](#)
 - 2.1. Contact details
 - 2.1.1. Address: The Bathroom Works
National Avenue
Hull
HU5 4HS
 - 2.1.2. Telephone: [+44 \(0\)870 122 8822](tel:+44(0)8701228822)
 - 2.1.3. Web: www.idealspec.co.uk, www.idealstandard.co.uk
 - 2.1.4. Email: ukcustcare@idealstandard.com
 - 2.2. Product reference: [IOM Soap Dispenser Wall Mounted 800ml Stainless Steel](#)
3. Form: Wall-mounted.
4. Materials
 - 4.1. Body: Pressed metal.
 - 4.2. Finish and colour: Polished.
5. Operation: Push-button.
6. Weight: 0.52 kg.

462A Toilet roll holders

1. Description: Allow to supply and install toilet roll holders to WC areas. Check with client prior to ordering.
2. Manufacturer: [Britton Bathrooms](#)
 - 2.1. Contact details
 - 2.1.1. Address: Lake View House
Rennie Drive
Dartford
Kent
DA1 5FU

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Sanitary appliances and fittings

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<p>2.1.2. Telephone: +441322422743</p> <p>2.1.3. Web: www.brittonbathrooms.com</p> <p>2.1.4. Email: info@bathroombrands.com</p> <p>2.2. Product reference: Hoxton Toilet Roll Holder (HOX.019BB)</p> <p>3. Form: Wall-mounted.</p> <p>4. Materials: Brass.</p> <p>5. Finish and colour: Polished, chrome-plated.</p>		
462A Baby changing units (A)		
<p>1. Manufacturer: Dolphin Solutions</p> <p>1.1. Contact details</p> <p>1.1.1. Address: Southpoint Compass Park Junction Road Bodiam East Sussex TN32 5BS</p> <p>1.1.2. Telephone: +44 (0)1424 202224</p> <p>1.1.3. Web: www.dolphinsolutions.co.uk</p> <p>1.1.4. Email: info@dolphinsolutions.co.uk</p> <p>1.2. Product reference: BC100EH Dolphin Horizontal Nappy Changing Unit</p> <p>2. Form: Wall mounted, fold down.</p> <p>3. Material: High density polyethylene (HDPE).</p> <p>4. Finish and colour: White.</p>		
472A Hand dryers		
<p>1. Description: Allow to supply and install hand dryers as per the tender drawings.</p> <p>2. Manufacturer: phs Warner Howard</p> <p>2.1. Contact details</p> <p>2.1.1. Address: c/o The PHS Group Claymore Tame Valley Industrial Estate Tamworth Staffordshire B77 5DQ</p> <p>2.1.2. Telephone: +44 (0)370 8504352</p> <p>2.1.3. Web: www.phswarnerhoward.co.uk</p>		
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N13

Sanitary appliances and fittings

Specification:

Orpen Memorial Hall- West Bergholt

Job No: 502319 - Date: 20-07-2022

Ingleton
Wood

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2.1.4. Email: sales@phswarnerhoward.co.uk		
2.2. Product reference: Warner Howard EL1100		
3. Form: Warm air.		
4. Operation: Automatic.		
5. Timer: Fixed.		
6. Electrical supply		
6.1. Power rating: 1.1 kW.		
6.2. Rated operational voltage (Ue): 230 V a.c.		
6.3. Frequency: 50 Hz.		
7. Body		
7.1. Material: ABS plastics.		
7.2. Colour:		
7.3. Ingress protection (minimum): IP22.		
7.4. Dimensions: 268 x 221 x 149 mm.		
8. Speed: 40 000 rpm.		
9. Weight: 2.3 kg.		
580 Sealant for pointing		
1. Type: Silicone		
2. Manufacturer: Dow Silicones Belgium SPRL		
2.1. Product reference: DOWSIL 785 Sanitary Silicone Sealant		
3. Colour: White		
Execution		
610 Installation generally		
1. Assembly and fixing: Surfaces designed to falls to drain as intended.		
2. Fasteners: Nonferrous or stainless steel.		
3. Supply and discharge pipework: Fix before appliances.		
4. Fixing: Fix appliances securely to structure. Do not support on pipework.		
5. Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes being jointed or bedded.		
6. Appliances: Do not use. Do not stand on appliances.		
7. On completion: Components and accessories working correctly with no leaks.		
8. Labels and stickers: Remove.		
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Specification:

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620 Noggings and bearers

1. Noggings, bearers, etc. to support sanitary appliances and fittings: Position accurately. Fix securely.

650 Installing WC pans

1. Floor-mounted pans: Screw fix and fit cover caps over screw heads. Do not use mortar or other beddings.
2. Seat and cover: Stable when raised.

670 Installing cisterns

1. Cistern operating components: Obtain from cistern manufacturer.
2. Inlet and flushing valves: Match to pressure of water supply.
3. Internal overflows: Into pan, to give visible warning of discharge.
4. External overflows: Fix pipes to falls and locate to give visible warning of discharge. Agree location where not shown on drawings.

710 Installing taps

1. Fixing: Secure against twisting.
2. Seal with appliance: Watertight.
3. Positioning: Hot tap to left of cold tap as viewed by user of appliance.

720 Installing wastes and overflows

1. Bedding: Waterproof jointing compound.
2. Fixing: With resilient washer between appliance and backnut.

725 Installing hand dryers

1. Fused connection units
 - 1.1. Type: Unswitched
 - 1.2. Engraving: With 'HAND DRYER'.
 - 1.3. Location: Immediately below ceiling
2. Final connection: Concealed.
 - 2.1. Containment: 25 mm PVC-U rigid conduit

Ω End of Section

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N13

Sanitary appliances and fittings

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P12

Fire-stopping systems

General

110 Fire-stopping system

1. Description: To multiple service penetrations
2. Penetration seal/ Gap filler: Contractor's choice

130 Fire-stopping system to individual services penetrations

1. Description: Through corridor walls
2. Fire resistance: As clause 240
3. Penetration seal: Flexible intumescent gap sealer, as clause 330
 - 3.1. Size: To match wall thickness
4. Capping sealant: Fire-resisting silicone, as clause 338
 - 4.1. Colour: White

System performance

210 Design

1. Design: Complete the design of the fire-stopping system.
2. Proposals: Submit drawings, technical information, calculations and manufacturers' literature.

240 Fire performance

1. Description: or all service penetrations as required throughout the realms of the works
2. Resistance to fire: To BS 476-20 and -22, 60 minutes integrity and insulation
3. Reaction to fire: In accordance with Building Regulations, Class 0.
4. Smoke resistance
 - 4.1. Air leakage rate (maximum): 3 m³/m².hr

Products

305 Product certification

1. Certification: For products specified generically, submit evidence of compliance with the specification.
2. Acceptable evidence: Third-party certification

Specification:**Orpen Memorial Hall- West Bergholt**

Job No: 502319 - Date: 20-07-2022

Ingleton
Wood**330A Flexible intumescent gap seals**1. Manufacturer: [Hodgson Sealants](#)

1.1. Contact details

1.1.1. Address: Belprin Rd

Beverley

Hull

East Riding

HU17 0LN

1.1.2. Telephone: [+44 \(0\)1482 868321](tel:+44(0)1482868321)1.1.3. Web: www.hodgsonsealants.com1.1.4. Email: rachael.best@hodgsonsealants.com1.2. Product reference: [Firestrip® 60](#)

2. Size: 12 mm x 15 m (w x l)

3. Fire performance: Fully tested to provide 60 minutes resistance to the passage of fire and smoke

4. Thickness: 3 mm

338 Intumescent mastic

1. Manufacturer: Contractor's choice

1.1. Product reference: Contractor's choice

360A Mineral wool slab insulation1. Manufacturer: [ROCKWOOL Ltd](#)

1.1. Contact details

1.1.1. Address: ROCKWOOL Ltd

14th Floor, Chiswick Tower

389 Chiswick High Road

London

W4 4AJ

1.1.2. Telephone: [+44 \(0\)1656 862621](tel:+44(0)1656862621)1.1.3. Web: <https://www.rockwool.com/uk/>1.1.4. Email: info@rockwool.com1.2. Product reference: [ROCKWOOL® FIREPRO® Ablative Coated Batt](#)

2. General requirements: Insulation products generally.

3. Facing: Ablative coated.

4. Density: 160 kg/m³.

5. Fire performance: Euroclass fire rating A1.

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Specification:

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6. Width: 600 mm.
7. Air leakage: 0.8 m³/h/m².

390 Silicone construction joint sealants Type A

1. Manufacturer: [Geocel](#)
 - 1.1. Contact details
 - 1.1.1. Address: Thorncliffe Park
Chapelton
Sheffield
S35 2YP
 - 1.1.2. Telephone: [+44 \(0\)114 2409409](tel:+44(0)1142409409)
 - 1.1.3. Web: www.specification.sherwin-williams.co.uk
 - 1.1.4. Email: info@geocel.co.uk
 - 1.2. Product reference: [DOWSIL™ FIRESTOP 700 Sealant](#)
2. Standard: To BS 476 Part 22, ISO 11600 and EN 45545-2.
3. Third party certification: CE Marked, SNJF.
4. Material: Neutral cure.
5. Class: F-25LM, G-25LM.
6. Fire performance: To EN 1366-4 and EN 13501-1.
7. SAG: 1 mm (maximum).
8. TensileStrength: 1.2 MPa.
9. Elongation at break: > 100%.
10. Service temperature range: -50 to +150°C.
11. Capacity:
12. Shelf life: 12 months.
13. Joint movement: Joint Movement Capability: ± 50%.
14. Accessories:

Execution

610 Third-party-certified installer

1. Certification: For the technical competency of the installer of the evidence of compliance with a third-party installation certification scheme.
2. Acceptable evidence:

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Specification:

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620 Workmanship generally

1. Gaps: Seal between building elements and services, to provide effective resistance to fire and the passage of smoke. Allow for capping sealants where required. Finish flush with surrounds.
2. Adjacent surfaces: Prevent overrun of filler, sealant or mortar on to finished surfaces.

710 Installing mineral wool batts

1. Installing batts: Fit tight into void between the penetrating services and the surrounding construction to form a solid barrier.
 - 1.1. Brackets: Impale batts on proprietary pressed steel brackets at 500 mm maximum centres and not greater than 250 mm from ends of batts.
 - 1.1.1. Bracket fixing: As required for appropriate support
2. Face of batts: Flush with the surface of wall, floor or soffit.
3. Joints between batts: Butt joints, seal with fire-resisting sealant
4. Gaps between services and barrier: Seal with fire-resisting sealant.

745 Applying sealants generally

1. Application: As section Z22.

Completion**910 Cleaning**

1. Masking tapes: Remove.
2. Cleaning: Clean off splashes and droppings. Wipe down finishes.

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P31

Holes, chases, covers and supports for services

Products

300A Builder's work in connection with service installations

1. The contractor is to allow to carry out all works in connection with the service installation as detailed below. Refer to Mechanical and Electrical drawings and specification and architectural drawings.
2. Schedule of Applications:
 - Holes in masonry and floor slabs for foul water pipework
 - Holes in partitions for electrical service/ domestic pipework
 - Apertures to be formed through external walls for extract fans
 - Holes through ceiling for electrical/mechanical works
 - Undercut doors by 10mm
 - Chases for conduit in masonry
 - General boxing of services

Execution

620 Holes, recesses and chases in in situ concrete

1. Cast in: Holes larger than 10 mm diameter, recesses and chases.
2. Cutting and drilling
 - 2.1. Permitted for holes not larger than 10 mm diameter.
 - 2.2. Not permitted for holes larger than 10 mm diameter except as indicated on drawings.

640 Holes in structural steelwork

1. Cutting and drilling: Not permitted except as indicated on drawings.

650 Holes, recesses and chases in masonry

1. Locations: To maintain integrity of strength, stability and sound resistance of construction.
2. Sizes: Minimum needed to accommodate services.
 - 2.1. Holes (maximum): 300 mm².
3. Walls of hollow or cellular blocks: Do not chase.
4. Walls of other materials
 - 4.1. Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.

Specification:**Orpen Memorial Hall- West Bergholt**

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<p>4.2. Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.</p> <p>5. Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.</p> <p>6. Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.</p> <p>670 Notches and holes in structural timber</p> <p>1. General: Avoid if possible.</p> <p>2. Sizes: Minimum needed to accommodate services.</p> <p>3. Position: Do not locate near knots or other defects.</p> <p>4. Notches and holes in same joist: Minimum 100 mm apart horizontally.</p> <p>5. Notches in joists</p> <p>5.1. Position: Locate at top. Form by sawing down to a drilled hole.</p> <p>5.2. Depth (maximum): 0.15 x joist depth.</p> <p>5.3. Distance from supports: Between 0.1 and 0.2 x span.</p> <p>6. Holes in joists</p> <p>6.1. Position: Locate on neutral axis.</p> <p>6.2. Diameter (maximum): 0.25 x joist depth.</p> <p>6.3. Centres (minimum): 3 x diameter of largest hole.</p> <p>6.4. Distance from supports: Between 0.25 and 0.4 of span.</p> <p>7. Notches in roof rafters, struts and truss members: Not permitted.</p> <p>8. Holes in struts and columns: Locate on neutral axis.</p> <p>8.1. Diameter (maximum): 0.25 x minimum width of member.</p> <p>8.2. Centres (minimum): 3 x diameter of largest hole.</p> <p>8.3. Distance from ends: Between 0.25 and 0.4 of span.</p> <p>690 Installing pipe sleeves</p> <p>1. Sleeves: Fit to pipes passing through building fabric.</p> <p>2. Material: Match pipeline.</p> <p>3. Size: One or two sizes larger than pipe to allow clearance.</p> <p>4. Finish: Install sleeves flush with building finish. In areas where floors are washed down, install protruding 100 mm above floor finish.</p> <p>5. Masking plates: Fit at visible penetrations, including through false ceilings of occupied rooms.</p>		
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710A Sealing

1. Description: Allow to install perimeter of all drainage, mechanical and electrical services that penetrate the external building envelope
2. Service: As above
3. Location: Walls and ceilings
4. Sealing material: Silicone sealant
5. Performance requirement: Moisture vapour and airtight

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Q28

Topsoil and soil ameliorants

System outline

115 Topsoil system for turfing and seeding

1. Description: For existing plant bed
2. Composition
 - 2.1. Topsoil: Site-sourced topsoil

Products

300 Preparation materials generally

1. Purity: Free of pests and disease.
2. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - 3.1. Corrosive, explosive or flammable.
 - 3.2. Hazardous to human or animal life.
 - 3.3. Detrimental to healthy plant growth.
4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

Execution

675 Preparation of undisturbed topsoil

1. **Standard:** In accordance with BS 4428.
 - 1.1. **Grading and cultivation:** Category C
2. **Hard ground:** Break up thoroughly.
3. **Clearing:** Remove visible roots and large stones with a diameter greater than 100 mm.
4. **Areas covered with turf or thick sward:** Plough or dig over to full depth of topsoil.

Specification:

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680 Surplus topsoil to be retained

1. Generally: Spread and level on site:
 - 1.1. Locations: Planting beds

685 Surplus materials to be removed

1. Topsoil removal from site: Not required
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

690 Topsoil storage heaps

1. Location: To be agreed with client
2. Height (maximum): 1.0 m
3. Width (maximum): 2.0 m
 - 3.1. Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
4. Protection
 - 4.1. Do not place any other material on top of storage heaps.
 - 4.2. Do not allow construction plant to pass over storage heaps.
 - 4.3. Prevent compaction and contamination, by fencing and covering as appropriate.

705 Handling topsoil

1. Standard: In accordance with BS 3882.
2. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
3. Contamination: Do not mix topsoil with:
 - 3.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 3.2. Other grades of topsoil.
4. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
5. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

Completion - Not Used

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Topsoil and soil ameliorants

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R11

Above ground foul drainage systems

General

115 PLASTICS BRANCH PIPEWORK

1. Description:: Allow to supply and install new UPVC branch pipework from all new wash hand basins to foul drainage points as shown on tender drawing 6001. Include all connectors, bends, fittings for a full and complete installation.
2. Materials and standards:: Plastics to BS 5255, BS EN 1451-1, BS EN 1455-1 or BS EN 1566-1, Kitemark certified.
3. Manufacturer:: Contractor's choice
4. Product Reference:: Submit proposals
5. Nominal size:: 32,40 and 50mm
6. Colour:: White
7. Jointing:: Push Fit
8. Fixing:: As recommended by manufacturer

115A PVC-U SOIL/VENT PIPEWORK AND WC BRANCHES

1. Description:: Allow to supply and install new UPVC branch pipework from all new WCs to existing foul drainage points as shown on tender drawing reference 6001 - including for stub stacks at the top of each run.
2. Manufacturer:: Marley Plumbing & Drainage
3. Web: : www.marleypd.co.uk.
4. Email: : marketing@marleypd.co.uk
5. Product reference:: PVCu Soil and Vent System
6. Joint type:: Solvent weld.
7. Nominal size:: 110 mm.
8. Colour:: White
9. Brackets:: Marley Pipe Support System
10. Fixings:: Nut and bolt.
11. Accessories:: All required bends and connectors for a full and complete installation; - Durgo Air Admittance Valves; - Floor Outlet components; - Vent Terminals; - WC Connectors; and - WC Manifold System.

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System performance**210 Design**

1. Design: Complete the design of the above ground foul drainage system.
2. Standards: To BS EN 12056-1 and BS EN 12056-2, and in accordance with BS EN 12056-2 National Annexes NA-NG.
 - 2.1. System type to BS EN 12056-2: System III.
3. Proposals: Submit drawings, technical information, calculations and manufacturers' literature.

220 Collection and distribution of foul water

1. General: Quick, quiet and complete, self-cleansing in normal use, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.
2. Pressure fluctuations in pipework (maximum): ± 38 mm water gauge.
3. Water seal retained in traps (minimum): 25 mm.

Products**375 Air admittance valves**

1. Standard: To BS EN 12380 or Agrément certified.
2. Minimum air flow rate: To BS EN 12056-2.
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice

Fabrication - Not Used**Execution****601 Installation generally**

1. Standard: To BS EN 12056-5.
2. Components: From the same manufacturer for each type of pipework.
3. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
4. Plastics and galvanized steel pipes: Do not bend.
5. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
6. Concealed or inaccessible surfaces: Decorate before starting work specified in this section.
7. Protection
 - 7.1. Purpose made temporary caps: Fit to prevent ingress of debris.

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R11

Above ground foul drainage systems

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7.2. Access covers, cleaning eyes and blanking plates: Fit as the work proceeds.		
605 Pipe routes		
1. General: The shortest practical, with as few bends as possible.		
1.1. Bends in wet portion of soil stacks: Not permitted.		
1.2. Routes not shown on drawings: Submit proposals before commencing work.		
610 Fixing pipework		
1. Pipework: Fix securely plumb and/ or true to line. Fix discharge stack pipes at or close below socket collar or coupling.		
2. Branches and low gradient sections: Fix with uniform and adequate falls to drain efficiently.		
3. Externally socketed pipes and fittings: Fix with sockets facing upstream.		
4. Additional supports: Provide as necessary to support junctions and changes in direction.		
5. Vertical pipes: Provide a load bearing support not less than every storey level. Tighten fixings as work proceeds so that every storey is self supporting.		
6. Wall and floor penetrations: Isolate pipework from structure, e.g. with pipe sleeves.		
6.1. Masking plates: Fix at penetrations if visible in the finished work.		
7. Expansion joint sockets: Fix rigidly to the building.		
8. Fixings: Allow the pipe to slide.		
630 Jointing pipework – generally		
1. General: Joint with materials, fittings and techniques that will make effective and durable connections.		
2. Jointing differing pipework systems: With adaptors intended for the purpose.		
3. Cut ends of pipes: Clean and square. Remove burrs and swarf. Chamfer pipe ends before inserting into ring seal sockets.		
4. Jointing or mating surfaces: Clean and, where necessary, lubricate immediately before assembly.		
5. Junctions: Form with fittings intended for the purpose.		
6. Jointing material: Do not allow it to project into bore of pipes and fittings.		
7. Surplus flux, solvent jointing materials and cement: Remove from joints.		
695 Discharge and ventilating stacks		
1. Terminations: Perforated cover or cage that does not restrict airflow.		
1.1. Material: Plastics, as discharge stack		
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700 Installing air admittance valves

1. Position: Vertical, above flood level of highest appliance served and clear of insulation materials (other than the manufacturer's insulating cover).
2. Connection to discharge stack: Allow removal for rodding, e.g. ring seal.
3. Roof spaces and other unheated locations: Fit manufacturer's insulating cover.

Completion**905 Pipework airtightness test**

1. Preparation
 - 1.1. Open ends of pipework: Temporarily seal using plugs.
 - 1.2. Test apparatus: Connect a 'U' tube water gauge and air pump to pipework via a plug or through trap of an appliance.
2. Testing: Pump air into pipework until gauge registers 38 mm.
3. Required performance: Pressure of 38 mm is to be maintained without loss for at least three minutes.

915 Prehandover checks

1. Temporary caps: Remove.
2. Permanent blanking caps, access covers, rodding eyes, floor gratings and the like: Secure complete with fixings.

920 Submittals

1. Manufacturer's instructions for grease traps: Handover at completion.

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R11

Above ground foul drainage systems

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<div>R12</div> <div>Below ground drainage systems</div> <div>General - Not Used</div> <div>System performance</div> <div>211 Design – below ground drainage systems</div> <div>1. Design: Complete the design of the below ground drainage system in accordance with BS EN 752, BS EN 1295-1 and BS EN 1610.</div> <div>2. Ground conditions: Contractor to investigate</div> <div>3. Performance criteria: Unknown</div> <div>4. Proposals: Submit drawings, technical information, calculations and manufacturers’ literature.</div> <div>Products</div> <div>329 Pipes, bends and junctions – supply</div> <div>1. Pipes and fittings: From same manufacturer for each pipeline.</div> <div>344 Pipes, bends and junctions - plastics - structured wall</div> <div>1. Description: - FOUL DRAINAGE</div> <div>2. Standard:</div> <div>2.1. Supplementary requirements: Puncture resistance, jetting resistance and longitudinal bending to requirements of WIS 4-35-01, issue 2.</div> <div>3. Material: PVC-U</div> <div>4. Manufacturer: Contractor's Choice</div> <div>5. Sizes: To suit existing</div> <div>6. Jointing type: To suit existing</div> <div>346 Pipes, bends and junctions – pvc-u – solid wall</div> <div>1. Description: - FOUL DRAINAGE</div> <div>2. Standard: BS EN 1401-1 with flexible joints.</div> <div>2.1. Class:</div> <div>3. Manufacturer: Contractor's Choice</div> <div>4. Sizes: To suit existing</div> <div>5. Application area code: UD.</div>			
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- ## 407 Manholes and inspection chambers – concrete

- ### 446A Fine bedding concretes

1. Description: Sealing for concrete manholes
2. Manufacturer: [Instarmac Group plc](#)
 - 2.1. [Contact details](#)
 - 2.1.1. Address: Danny Morson Way
Birch Coppice Business Park
Dordon
Tamworth
Staffordshire
B78 1SE

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<p>2.1.2. Telephone: +44 (0)1827 254400</p> <p>2.1.3. Web: www.instarmac.co.uk</p> <p>2.1.4. Email: enquiries@instarmac.co.uk</p> <p>2.2. Product reference: Pro-Bed HS Bulk: Bedding Mortar</p> <p>3. Standard/ performance requirements: To BS 7533.</p> <p>4. Consistency: Moist mix.</p> <p>5. Coverage: 17.8 m².</p> <p>6. Density: 2088 kg/m³.</p> <p>7. Compressive strength – 1 day: 20 N/mm².</p> <p>8. Compressive strength – 7 days: 36 N/mm².</p> <p>9. Compressive strength – 28 days: 38 N/mm².</p> <p>10. Flexural strength: 6.5–7.5 N/mm².</p> <p>11. Adhesion:</p> <p>12. Shrinkage: 0.09%.</p> <p>13. Modulus of elasticity: < 21 500 N/mm².</p> <p>14. Workability: 50 minutes at 20°C.</p> <p>15. Colour:: Grey.</p> <p>Fabrication - Not Used</p> <p>Execution</p> <p>610 Stripping out</p> <p>1. Extent of stripping out: Existing drainage</p> <p>2. Exposed ends of existing drainage to be abandoned: Seal with concrete.</p> <p>611 Existing drains</p> <p>1. Setting out: Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against drawings. Report discrepancies.</p> <p>2. Protection: Protect existing drains to be retained and maintain normal operation if in use.</p> <p>613 Excavated material</p> <p>1. Turf, topsoil, hardcore, etc: Set aside for use in reinstatement.</p>		
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R12

Below ground drainage systems

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616 Selected fill for backfilling <hr/> <ol style="list-style-type: none"> 1. Selected fill: As-dug material, free from vegetable matter, rubbish, frozen soil and material retained on a 40 mm sieve. <ol style="list-style-type: none"> 1.1. Compaction: By hand in 100 mm layers. 		
623 Lower part of trench – general <hr/> <ol style="list-style-type: none"> 1. Trench up to 300 mm above crown of pipe: Vertical sides, width as small as practicable. <ol style="list-style-type: none"> 1.1. Width (minimum): External diameter of pipe plus 300 mm. 		
631 Type of subsoil <hr/> <ol style="list-style-type: none"> 1. General: Where type of subsoil at level of crown of pipe differs from that stated for the type of bedding, surround or support, give notice. 		
635 Formation for beddings <hr/> <ol style="list-style-type: none"> 1. Timing: Excavate to formation immediately before laying beddings or pipes. 2. Mud, rock projections, boulders and hard spots: Remove. Replace with consolidated bedding material. 3. Local soft spots: Harden by tamping in bedding material. 4. Inspection of excavated formations: Give notice. 		
641 Pipes at different levels in common trench <hr/> <ol style="list-style-type: none"> 1. Subtrench: Permissible provided soil of step is stable and unlikely to break away. <ol style="list-style-type: none"> 1.1. Subtrench not permissible: Trench depth as required for lower pipe. Increase thickness of bedding to upper pipe as necessary. 2. Lower pipe: Backfill with compacted granular material to at least half way up higher pipe. 3. Clear horizontal distance between pipes (minimum) <ol style="list-style-type: none"> 3.1. Pipes up to DN 700: 350 mm. 3.2. Pipes exceeding DN 700: 500 mm. 		
683 Laying pipelines <hr/> <ol style="list-style-type: none"> 1. Laying pipes: To true line and regular gradient on even bed for full length of barrel with sockets (if any) facing up the gradient. 2. Ingress of debris: Seal exposed ends during construction. 3. Timing: Minimize time between laying and testing. 		
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<p>685 Jointing pipelines</p> <hr/> <ol style="list-style-type: none"> Connections: Durable, effective and free from leakage. Junctions, including to differing pipework systems: With adaptors intended for the purpose. Cut ends of pipes: Clean and square. Remove burrs and swarf. Chamfer pipe ends before inserting into ring seal sockets. Jointing or mating surfaces: Clean and, where necessary, lubricate immediately before assembly. Allowance for movement: Provide and maintain appropriate clearance at ends of spigots as fixing and jointing proceeds. Jointing material: Do not allow to project into bore of pipes and fittings. <p>689 Pipelines passing through structures</p> <hr/> <ol style="list-style-type: none"> Pipelines that must be cast in or fixed to structures (including manholes, catchpits and inspection chambers): Provide 600 mm long rocker pipes adjacent to the external face of the structure (or both faces where appropriate, e.g. walls to footings), with flexible joints at both ends. <ol style="list-style-type: none"> Distance to rocker pipe from structure (maximum): 150 mm. Provision for movement for pipelines that need not be cast in or fixed to structures (e.g. walls to footings) <ol style="list-style-type: none"> Rocker pipes as specified above; or Openings in the structures to give 50 mm minimum clearance around the pipeline. Closely fit a rigid sheet to each side of opening to prevent ingress of fill or vermin. <p>691 Bends at base of soil stacks</p> <hr/> <ol style="list-style-type: none"> Type: Nominal 90° rest bends <ol style="list-style-type: none"> Radius to centreline of pipe (minimum): To match existing Height of invert of horizontal drain at base of stack below centreline of lowest branch pipe (minimum): 450 mm Bedding: Do not impair flexibility of pipe couplings. <ol style="list-style-type: none"> Material: Concrete. <p>693 Direct connection of ground floor wcs to drains</p> <hr/> <ol style="list-style-type: none"> Drop from crown of WC trap to invert of drain (maximum): 1.3 m Horizontal distance from the drop to a ventilated drain (maximum): 6 m. <p>695 Backdrop pipes outside manhole walls</p> <hr/> <ol style="list-style-type: none"> Excavation beneath backdrop pipe: Backfill. 		
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1.1. Material: Concrete.		
2. Pipe encasement:		
2.1. Material: Concrete.		
2.2. Thickness (minimum): 150 mm.		
697 Installing flexible couplings		
1. Ends of pipes to be joined: Cut cleanly and square.		
2. Outer surfaces of pipes to be joined: Clean and smooth. Where necessary, e.g. on concrete or iron pipes, smooth out mould lines and/ or apply a cement grout over the sealing area.		
3. Clamping bands: Tighten carefully to make gastight and watertight seals.		
699 Connections to sewers		
1. General: Connect new pipework to existing adopted sewers to the requirements of the adopting authority or its agent.		
705 Initial testing of pipelines		
1. Before testing		
1.1. Cement mortar jointing: Leave 24 h.		
1.2. Solvent welded pipelines: Leave 1 h.		
2. Method: Block open ends of pipelines to be tested and pressurise. Air test short lengths to BS EN 1610.		
715 Backfilling to pipelines		
1. Backfilling above top of surround or protective cushion: Material excavated from trench, compacted in layers 300 mm (maximum) thick.		
2. Heavy compactors: Do not use before there is 600 mm (total) of material over pipes.		
759 Laying preformed plastics channels, branches and benching		
1. Main channel: Bed solid in 1:3 cement:sand mortar.		
1.1. Branches: Connect to main channel at or slightly above invert level, but not higher than half channel level, so that discharge flows smoothly in direction of main flow.		
1.2. Connecting angles more than 45° to direction of flow: Use three-quarter section channel bends.		
2. Bedding: 1:3 cement:sand mortar. Use clips or ensure adequate mechanical key.		
3. Benching		
3.1. Material: Concrete.		
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Below ground drainage systems

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<p>3.2. Profile: Rise vertically from top of main channel to a level not lower than soffit of outlet pipe, then slope upwards at 10% to walls.</p> <p>3.3. Topping</p> <p>3.3.1. Material: 1:3 Cement:sand mortar</p> <p>3.3.2. Application: Before benching concrete has set, and with dense smooth uniform finish.</p> <p>Completion</p> <p>901 Removal of debris and cleaning</p> <ol style="list-style-type: none"> Preparation: Lift covers to manholes, inspection chambers and access points. Remove mortar droppings, debris and loose wrappings. <ol style="list-style-type: none"> Timing: Before cleaning, final testing, CCTV inspection if specified, and immediately before handover. Cleaning: Thoroughly flush pipelines with water to remove silt and check for blockages. Rod pipelines between access points if there is any indication that they may be obstructed. Washings and detritus: Do not discharge into sewers or watercourses. Covers: Securely replace after cleaning and testing. <p>903 Temporary measures</p> <ol style="list-style-type: none"> Water used to stabilize tanks and the like during installation: Drain. <p>911 Testing and inspection</p> <ol style="list-style-type: none"> Dates for testing and inspection: Give notice. <ol style="list-style-type: none"> Period of notice: 1 week <p>976 CCTV inspection of adoptable pipelines</p> <ol style="list-style-type: none"> General: Permit the Adopting Authority or its agent to carry out and record internal CCTV inspection of pipelines and associated manholes after completion. <ol style="list-style-type: none"> Locations to be inspected: Foul and surface water drains Pipelines under highways: Complete construction, except for laying of wearing course, before inspection. <p style="text-align: right;">Ω End of Section</p>		
Page Total		
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R12

Below ground drainage systems

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Z10

Purpose made joinery

To be read with preliminaries/ general conditions.

110 Fabrication

1. Standard: To BS 1186-2.
2. Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - 2.1. Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. Joints: Tight and close fitting.
4. Assembled components: Rigid. Free from distortion.
5. Screws: Provide pilot holes.
 - 5.1. Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
 - 5.2. Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
6. Adhesives: Compatible with wood preservatives applied and end uses of timber.

120 Cross section dimensions of timber

1. General: Dimensions on drawings are finished sizes.
2. Maximum permitted deviations from finished sizes
 - 2.1. Softwood sections: To BS EN 1313-1:-
 - 2.1.1. Clause 6 for sawn sections.
 - 2.2. Hardwood sections: To BS EN 1313-2:-
 - 2.2.1. Clause 6 for sawn sections.
 - 2.2.2. Clause NA.3 for further processed sections.

130 Preservative treated wood

1. Cutting and machining: Completed as far as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. Surfaces exposed by minor cutting and/ or drilling: Treat as recommended by main treatment solution manufacturer.

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140 Moisture content			
1. Wood and wood based products: Maintained within range specified for the component during manufacture and storage.			
250 Finishing			
1. Surfaces: Smooth, even and suitable to receive finishes.			
1.1. Arrises: Eased unless shown otherwise on drawings.			
2. End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.			
Ω End of Section			
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Fixings and adhesives

Products

310A Fixings and Fasteners Generally

1. Materials: To have:
 - 1.1. Integrity of supported components:
Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
 - 1.2. Components, substrates, fixings and fasteners of dissimilar metals:
Isolate with washers or sleeves to avoid bimetallic corrosion.
 - 1.3. General usage:
To recommendations of fastener manufacturers and/ or manufacturers of components, products or materials fixed and fixed to.
 - 1.4. Fixings:
To be in straight lines, at regular centres.

320 Packings

1. Materials: Noncompressible, corrosion proof.
2. Area of packings: Sufficient to transfer loads.

370 Wood screws

1. Type
 - 1.1. Wood screws (traditional pattern).
 - 1.1.1. Standard: To BS 1210.
 - 1.2. Wood screws.
 - 1.2.1. Pattern: Parallel, fully threaded shank or twin thread types.
2. Washers and screw cups: Where required are to be of same material as screw.

Execution

610 Fixing generally

1. Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
2. Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers/ sleeves to avoid bimetallic corrosion.

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3. Appearance: Fixings to be in straight lines at regular centres.

620 Fixing through finishes

1. Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

630 Fixing packings

- Function: To take up tolerances and prevent distortion of materials and components.
- Limits: Do not use packings beyond thicknesses recommended by fixings and fasteners manufacturer.
- Locations: Not within zones to be filled with sealant.

640 Fixing cramps

- Cramp positions: Maximum 150 mm from each end of frame sections and at 600 mm maximum centres.
- Fasteners: Fix cramps to frames with screws of same material as cramps.
- Fixings in masonry work: Fully bed in mortar.

670 Pelleted countersunk screw fixing

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Pellets: Cut from matching timber, match grain and glue in to full depth of hole.
- Finished level of pellets: Flush with surface.

680 Plugged countersunk screw fixing

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Plugs: Glue in to full depth of hole.
- Finished level of plugs: Projecting above surface.

700 Applying adhesives

- Surfaces: Clean. Adjust regularity and texture to suit bonding and gap filling characteristics of adhesive.
- Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
- Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Ω End of Section

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Fixings and adhesives

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222 Sealants

Products

310 Joints

1. Description: Supply and install sealant as scheduled below.
2. Primer, backing strip, bond breaker: -Types recommended by sealant manufacturer.
-To perimeter of WC pan at abutment with vinyl floor covering.
-To perimeter of urinal.

Execution

610 Suitability of joints

1. Presealing checks
 - 1.1. Joint dimensions: Within limits specified for the sealant.
 - 1.2. Substrate quality: Surfaces regular, undamaged and stable.
2. Joints not fit to receive sealant: Submit proposals for rectification

620 Preparing joints

1. Surfaces to which sealant must adhere
 - 1.1. Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
 - 1.2. Clean using materials and methods recommended by sealant manufacturer.
2. Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
3. Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
4. Protection: Keep joints clean and protect from damage until sealant is applied.

630 Applying sealants

1. Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
2. Environmental conditions: Do not dry or raise temperature of joints by heating.
3. Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
4. Sealant profiles
 - 4.1. Butt and lap joints: Slightly concave.

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SECTION 3.0 – SCHEDULE OF WORKS

Item	Description	Qty	Rate	Cost
3.0	Site set up and facilitating works - see drawing 1000			
	Note: Demolitions and alterations scheduled under a separate section.			
3.0.1	The contractor is to allow for all site establishment as outlined within the preliminaries of the specification. Allowance to include all site security, fencing, welfare etc.			
3.0.2	The contractor is to undertake a photographic condition schedule of all areas required for access or in undertaking the works. This is to be sent to the CA prior to commencement.			
3.0.3	Allow for all skips as required to dispose of arisings during the works.			
3.0.4	The contractor is to fully survey all drainage and downpipes and ensure they are free flowing and sealed appropriately. Survey to be provided to client.			
3.0.5	Contractor to review whether scaffolding to be required internally for duration of the works due to ceiling heights.			
Carried to General Summary £				

Item	Description	Qty	Rate	Cost
3.1	Demolition - see drawing 1700			
3.1.1	Allow to remove and dispose of all cubicles, WCs, doors, urinals, vanity unit and wash basins etc to locations shown on the drawings.			
3.1.2	Allow to remove and dispose of all wall mounted fixtures i.e. towel dispensers, hand dryers, mirrors, curtains, hooks, toilet roll holders, soap dispensers and signage for both male and female W/Cs.			
3.1.3	Allow to remove existing partition walls and doorsets for male and female W/Cs as indicated by the hatching on the drawings. Allow to make good on partition wall still remaining in situ.			
3.1.4	Allow to strip out and dispose of redundant drainage pipework complete down to ground entry level. Please see drainage drawings.			
3.1.5	Allow to remove any boxing associated with existing services.			
3.1.6	Allow to remove all splashback wall tiles and make good where necessary.			
3.1.7	Allow to remove and dispose of carpet floor covering in main corridor outside disabled WC as indicated by drawing 7001.			
3.1.8	Allow for licensed contractor to remove and dispose of asbestos containing floor tiles below vanity unit in female WC.			
3.1.9	Allow to remove and dispose of floor coverings, floor tiles and skirting boards throughout main corridor and WCs.			
3.1.10	Allow for a licensed contractor to remove asbestos textured coating and plasterboard back to joists in main ceiling.			
3.1.11	Allow to strip out and dispose all mechanical items, as per the drawings.			

Schedule of Works:
Orpen Memorial Hall
WC Refurbishment Works
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Item	Description	Qty	Rate	Cost
3.1.12	Allow to strip out and dispose all electrical items, as per the drawings.			
3.1.13	Allow to remove existing ceiling finishes			
3.1.14	Allow to remove 2no. windows and infill with masonry to match existing external walls and make good internally as indicated on drawing 1700 within Female WC.			
3.1.15	Allow to remove brickwork and create a new door opening as indicated on drawing 2000 with Male WC.			

Item	Description	Qty	Rate	Cost
3.2	Proposed works- see drawing 2000			
3.2.1	Allow to break out floor where required to fix new drainage pipework from the new sanitary ware into existing			
3.2.2	Allow to excavate and break out existing below ground drainage as shown on drainage plan. Allow to scan for existing services prior to any excavation works. (Prior to any works, the extent of the drainage is to be surveyed and reviewed with the CA)			
3.2.3	Allow to supply and install new below ground drainage run including all pipework and inspection chambers as shown on drawing 6001. Allow to backfill and make good surfacing/plant bed following completion of works.			
3.2.4	Generally to all WC areas and main corridor, supply and install new latex levelling screed to the full extent of the floor area as specification. Contractor to ensure all areas are level.			
3.2.5	Generally to all WC areas and main corridor, supply and install new non-slip vinyl sheet flooring to all WC areas including forming coved upstands at vertical junctions in accordance with specification.			
3.2.6	Allow to skim and make good all existing partitions where required, leaving ready to redecorate.			
3.2.7	Allow to make good existing partition on Disabled WC following demolition.			
3.2.8	Allow to supply and install new stud partition walls as per the drawing number 2000. Allow to insulate, line, plaster and decorate all partitions as per specification.			
3.2.9	Allow to supply and install new internal door sets as per specification including ironmongery.			
3.2.10	Allow to supply, install and decorate new plasterboard ceiling throughout as per specification.			
3.2.11	Allow to install 6.no ceiling hatches for access to services as per specification.			

Item	Description	Qty	Rate	Cost
3.2.12	Contractor to prepare and redecorate all surfaces in accordance with specification. <i>All new wall surfaces to match existing grey in corridor outside existing disabled WC. Bottom half 'Deep Fossil Vinyl Matt, Top half, 'Silver Shores' Vinyl Matt.</i>			
3.2.13	Allow to plaster and decorate infilled windows internally as per specification.			
3.2.14	Allow to prepare and decorate all new and existing window boards, skirtings and joinery as per specification.			
3.2.15	Following the knock through of the external wall to the DDA WC, allow to uplift the existing paving slabs and regrade sub-base (including additional MOT Type 1 as required) to ensure there is a level access. Relay the slabs and make good area on completion.			
3.2.16	Allow to install new lintel to the new external door opening as per specification. Also allow for cavity closures and dpc as required.			
3.2.17	Allow to supply and install new aluminium external doorset to DDA WC as per specification. Ensure level threshold.			
3.2.18	Supply and install new above ground drainage pipework to all new sanitary ware as indicated on drawings.			
3.2.19	Generally to all WC areas, allow to supply and form new 50 x 50mm treated UPVC boxings to service runs to conceal drainage, radiator pipework and H&C water pipework.			
3.2.20	Supply and install new wash hand basins to all WC areas as indicated on drawings and specification. Allow for associated drainage and services.			
3.2.21	Supply and install glazed ceramic tiled splashbacks to above each new WHB in accordance with specification and hand dryers. See specification for manufacturer details. Please include full colour range with client to decide later on			
3.2.22	Supply and install new WC pans, close coupled cisterns and flushing arrangements to all toilet areas as indicated on drawings and specification. Allow for associated drainage and services.			

Item	Description	Qty	Rate	Cost
3.2.23	Supply and install urinals and one divider to area as shown on the tender drawings and as per the specification. Allow for associated drainage and services.			
3.2.24	Allow to supply and install baby changing unit in the Disabled WC as per the tender drawings and			
3.2.25	Generally to all WC areas, supply and install soap dispensers as per specification. Allow for 6no.			
3.2.26	Generally to all WC areas, supply and install mirrors above all WHB as per specification. Allow for 6no.			
3.2.27	Allow to supply and Install toilet roll holders to all WCs as per specification. Allow for 4no.			
3.2.28	Allow to supply sanitary bins to both unisex WCs as per the drawings and specification. Allow for 2no.			
3.3.29	Allow to supply and install new hand dryers and associated services as per the tender drawings and specification. Allow for 4no.			
3.3.30	Allow to supply and install new fully Doc M compliant DDA WC pack, inclusive of all fixtures and fittings as per specification.			
3.3.31	Allow to supply and install new WC signage for all new WC doors. To include 1x male sign, 1x disabled sign and 2x unisex.			
3.3.32	General allowance for all BWIC and fire stopping for all mechanical and electrical services throughout the site. Including penetrations for all pipework, drainage, electrical conduit, ductwork and the like.			
3.3.33	Allow for installation of all mechanical items including, extract fans, radiators and domestic water supplies. As per mechanical specification and drawings.			
3.3.34	Allow for installation of all electrical items including new light fittings and power supplies. As per mechanical specification and drawings.			
3.3.35	Generally to all WC areas, supply and install new silicone sealant as spec clause Z22 .			

Item	Description	Qty	Rate	Cost
3.3.36	Allow for provisional quantity of 20m2 of mineral wool insulation to be installed to the roof void. Allow to open up/access as required.			
3.3.37	Allow for provisional quantity of 5m3 of MOT Type 1 to be installed where required for the external works. This is to be omitted if not required.			

Item	Description	Qty	Rate	Cost
3.3	Summary			
	Preliminary cost items			£ -
	Provisional sums and contingencies			
	Unforeseen structural works	1		£2,500.00
	Unforeseen asbestos removals	1		£2,500.00
	Unforeseen M+E Works	1		£2,500.00
	Repairs to existing drainage	1		£2,500.00
	General Contingency	1		£10,000.00
	Site set up and facilitating works			£ -
	Demolition Works			£ -
	Proposed Works			£ -
	Carried to General Summary £			

SECTION 4.0 – MECHANICAL & ELECTRICAL SPECIFICATIONS

**BUILDING ENGINEERING SERVICES
PROJECT SPECIFICATION
FOR
ORPEN VILLAGE HALL
SOLAR PV & WC WORKS**

CHECKING AND REVISION					
Revision	Description	Originator	Checked	Approved	Date
00	Tender (M&E)	HW	TS	WH	20.05.2022

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SECTION 4.1

MECHANICAL SERVICES

STANDARDS OF MATERIALS AND WORKMANSHIP

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4.1.3 PIPEWORK (GENERAL)

The Contractor shall supply, deliver and erect all interconnecting pipework complete with all brackets, fittings, unions, valves etc. necessary for the operation of the plant as shown on the drawings.

The pipework and fittings shall conform to the current British Standards and where applicable installed to the relevant Code of Practice.

All pipework runs shall be properly spaced from each other and walls, floors and ceilings.

The arrangement and sizes of the pipework shall be generally as portrayed on the tender drawings.

4.1.4 SLEEVES AND FLOOR PLATES

Where pipes pass through walls, floors, partitions or ceilings, the Contractor shall supply and hand to the Main Contractor sleeve pipes of suitable size and materials for building in. After installation of the pipework the Contractor shall caulk the sleeve with glass fibre rope. Each sleeve shall project 7 mm beyond the finished surface. Any pipe passing through a waterproofed retaining wall or slab shall pass through a sealed puddle flange.

Polished floor plates shall be fitted to all pipework in the occupied areas where the service enters a wall, floor or item of fitted furniture.

4.1.5 RELEVANT CODES OF PRACTICE AND CLASS OF TUBING

The Contractor shall refer to the specific service clauses of this Specification to establish which materials are to be used for the pipework installation.

- a) Black mild steel pipework shall comply with BS 1387 Heavy Quality. Screwed and flanged fittings shall be manufactured in accordance with BS 143.
- b) Galvanised mild steel pipework shall comply with BS 1387 Heavy Quality. Screwed and flanged fittings shall be manufactured in accordance with BS 143.
- c) Stainless steel pipework shall comply with BS 4127. Fittings shall be capillary pattern to BS 864.

To collection:

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- d) Light gauge copper tube shall be manufactured to the requirements of BS 1872, Part 1, Table X, by Yorkshire Imperial Metals Limited.
- e) Light gauge thin wall copper tube shall be manufactured to the requirements of BS 2871, Part 1, Table Z, by Yorkshire Imperial Metals Limited.
- f) Polythene tube shall comply with BS 3284, Class G, for sizes up to and including 25 mm and Class C for 32 mm and above. All fittings shall be compression pattern to BS 864.

Pipework shall also be installed to the following Codes of Practice:

- a) Domestic Water Services :
British Standard Codes of Practice CP310 and CP 99
- b) All cold water service installation shall comply with the latest edition of water supply bylaws approval.
- c) Gas Services:
British Standard Codes of Practice, CP 331 and the current Gas Regulations.
Gas safety regulations (Installation and use) April 1990.
Installer must be GasSafe registered.

4.1.6 PIPEWORK ERECTION AND JOINTING

Protection against electrolytic action occurring with dissimilar metals on existing systems to be upgraded, care shall be taken by the introduction of Dezincification couplings where there is the potential for this to occur due to the introduction within the installed system of items of plant such as copper lined cylinders for DHWS.

Bends on black mild steel and copper pipework shall be formed on pipe lengths by machine bending when this is the accepted practice. The internal radius of the bend shall not be less than two pipes diameters.

Galvanised pipework, light gauge thin wall copper tube to Table Z and stainless steel tube shall not be bent with a bending machine. Fittings shall be used throughout the installation in these instances.

Only in exceptional cases will the use of elbows be permitted and only with the written approval of the Contract Administrator.

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Alterations to the cross sectional area of the pipe or rippling of the throat of a bend will make such a bend unacceptable for installation.

All galvanised mild steel pipework shall be protected against damage and corrosion prior to and during installation.

All horizontal services shall be laid to a slight fall also that the system is self-draining to all low points, drain cocks and drain plugs.

Where screwed joints are used, bushings or long screw connections and backnuts will not be accepted.

The amount of flux and paste used in jointing shall be kept to a minimum and all excess shall be removed.

Care shall be taken to ensure fittings are not excessively marked. If in the opinion of the Contract Administrator any fittings or pipe length is unacceptably marked, the Contractor shall replace the condemned section with new material.

This section will be installed to the Contract Administrator's satisfaction.

Piping when cut shall be carefully reamed out to restore the bore and the Contractor shall allow for disconnecting and re-fixing any joint the Contract Administrator may select to demonstrate that the bore has been restored.

During the progress of the works, pipe ends shall be capped or plugged; wood shavings or paper are not acceptable for this purpose. Before any part of the Installation is commissioned, the pipework shall be cleaned of any accumulated dirt and debris by washing or blowing through the pipework at least twice. The Contractor shall allow for dismantling the pipework at the bottom of each riser to ensure that all debris is removed from the system.

All screwed joints shall be clean threaded and pulled up tightly. No caulking shall be permitted.

Vertical lines shall be dropped plumb, all multiple lines shall be parallel and must be spaced to permit coverings as specified under the insulation clause of this Specification.

All black pipework and all welded joints shall be painted two coats of red oxide after tests have been completed.

All flanged copper joints shall be made with corrugated full faced rings.

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All gas service pipework laid beneath the ground floor slab shall have welded joints and where passing through foundations a mild steel sleeve shall be provided. The pipes shall be laid in a fine fill or sand to ensure that no load is applied to the pipe from the structure.

4.1.7 ANCHORS AND SUPPORTS

The Contractor shall supply and erect all anchors and brackets necessary to support and control the movement of the pipes.

Where there are more than two pipes installed next to each other, the Contractor shall supply and install galvanised mild steel channel or angle support. Pipework may be either supported by the steel or hung from it using 'U' bolts or single ring clips.

Where services are grouped together and are supported from a common channel, the spacing shall be as for the smallest diameter service pipe.

Detailed drawings of the pipework supports shall be approved by the Contract Administrator prior to fabrication.

For exposed services up to 50 mm bore, the following type of brackets shall be used:

Black pipework:	Black Japanned school board clips of the screw on or build in pattern.
Galvanised pipework:	Polished cast gunmetal school board screw clips, build in or screw on pattern.
Copper pipework:	Polished cast gunmetal school board clips, build in or screw on pattern.
Stainless steel:	Gunmetal or brass school board clips, build in or screw on pattern.

All black mild steel pipework in floor ducts, chases, ceiling voids and service shafts shall be welded. Flanged or screwed connections shall be made at valves, items or plant and elsewhere as specified.

For steel pipework, all pipe fittings 50 mm diameter, and below where exposed may be screwed pattern to BS 143.

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Nominal Pipe Size mm	Horizontal Spacing - Meters			Vertical Spacings - Meters		
	Steel or Iron Pipes	PVC or ABS Pipes	Copper or Stainless Steel Pipes	Steel or Iron Pipes	PVC or ABS Pipes	Copper or Stainless Steel Pipes
15	1.8	0.8	1.2	1.4	1.2	1.8
20	1.4	0.8	1.2	3.0	1.2	1.8
25	1.4	0.9	1.5	3.0	1.3	1.4
32	1.4	1.0	1.8	3.0	1.5	3.0
40	1.4	1.1	1.8	3.7	1.6	3.0
50	1.4		1.8	3.7		3.0
65	3.0		1.4	4.6		3.7
80	3.0		1.4	4.6		3.7
100	3.0		1.4	4.6		3.7
125	3.7		3.0	5.5		3.7
150	4.5		3.7	5.5		3.7
200	6.0		-	8.5		-
250	6.5		-	9.0		-
300	7.0		-	10.0		-

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4.1.8 VALVES AND STOPCOCKS

The Contractor shall install valves and stopcocks in the positions indicated on the drawings, on the flow and return connections to each branch circuit, at each item of apparatus and to each group of sanitary fittings.

In addition to the isolating valves, regulating valves shall be provided on the return connection of each branch circuit.

All valves up to and including 50 mm shall be screwed to BSPY, valves 65 mm and above shall be flanged to BS 10, Table D.

All valves shall be of the non-rising stem pattern.

Ball valves to the water storage tanks shall be of the equilibrium pattern complete with silencing tube. Ball valves shall be stamped in accordance with the Local Authority requirements.

Gunmetal stopcocks to BS 1010 shall be used on all open circuit system for pipe sizes up to and including 50 mm bore.

Pipework 65 mm bore and above shall be fitted with gunmetal gate valves having flanged ends, faced and drilled in accordance with BS 10, Table E.

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All colour bands shall be 300 mm wide and spaced at approximate centres. Where pipes are installed in under-floor ducts, colour bands etc. shall only be provided where access covers occur.

4.1.12 VALVE LABELS

The Contractor shall supply and install labels for all boiler room valves and each circuit control valve.

The labels shall be ivory or similar with stamped or engraved lettering and shall be not smaller than 75 mm x 50 mm and not less than 2 mm thick.

4.1.13 WELDING

All welding is to be carried out in accordance with recommendations contained in 'Recommended Practice' for Oxy-Acetylene Welds in Mild Steel Pipelines for Pressures up to 250 psi and/or Temperatures up to 425 degrees Fahrenheit (hereinafter referred to as the 'Recommended Practice') published by the Association of Heating Ventilating and Domestic Engineering Employers, Millbank House, 2 Great Portland Street, London SW1.

All silver-bronze welding in copper pipelines shall be carried out in accordance with BSI Standards. Only welding rods of 'Silfos' or 'Silbraloy' shall be used.

For all purposes of this Contract, the Contract Administrator will be regarded as a 'Competent Authority' under Clause 219 of Competent Authority as may be approved in writing by the Client.

The Contractor shall allow in his tender prices for the cutting out of six welds at positions chosen by the Contract Administrator for his inspection.

Should any of the welds prove to be defective, the Contractor will be required to cut out and renew a portion or all of the completed welds as directed by and to the satisfaction of the Contract Administrator.

Only welders holding the Certificate of Competency issued by the National Joint Industrial Council of this Organisation shall be permitted to perform any welding on site. The names of such welders shall be submitted to the Contract Administrator before any welding is executed on site and the appropriate certificates must be submitted for the approval of the Contract Administrator at the same time. Their certificate will be returned after inspection.

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Each welder having completed a weld shall stamp the number of his Certificate of Competency on the pipe adjacent to the weld.

Any welding which is found to have been performed by a welder whose name has not been previously approved, shall be removed and the pipeline re-welded by an approved welder at the expense of the Contractor.

4.1.15 THERMAL INSULATION

a) Boiler House and Plant Room

All plant distribution headers and pipework. Calorifiers, cylinders, valves, fittings and flue piping.

b) Heating

All mains and distribution pipework in boiler house and plant chambers, in all trenches and ducts, basements and garages, in all vertical shafts, false ceilings, tank rooms and in all positions where not forming useful heating surface. The Mechanical Contractor shall also insulate the full run of all cold feeds and open vents and expansion tanks.

c) Hot Water Services Installation

All mains and circulating pipework in boiler house, plant chambers, trenches and ducts, basements and garages, in all roof spaces, false ceilings, the run of all cold feeds and open vents.

d) Cold and Drinking Water Services

All mains and distribution pipework in tank rooms, vertical shafts, false ceilings, in all trenches, ducts in plant chambers, boiler house, external or roof distribution mains, all storage tanks and headers and the full run of all vents.

IN BOILER HOUSES AND PLANT ROOMS

The insulation shall be pre-formed rigid sections or slabs, protected and finished by fabricated polished hammered aluminium casings.

The pre-formed rigid insulation outside surface shall be smooth, unbroken, uniform and firm. Outer coverings shall not come into contact with pipework and attachments.

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Fabricated aluminium casings shall be not less than the following: (Ref: CO2 Thermal Insulation)

1.2 mm thick on vessels, flue piping and ducting, 0.9 mm if reeded.

0.7 mm thick on pipework of 150 mm diameter over the insulation.

Heat bridges between the hot surfaces and the casings will not be allowed.

The casings and insulation shall be detachable at valves, flanges and other bolted or union connections.

Self setting cement finishes shall be painted with two coats of good quality heat resistant paint by the Contractor.

CALORIFIERS IN BOILER HOUSES AND PLANT ROOMS

The insulation shall be pre-formed rigid sections or slabs protected by wire mesh reinforcement protected and finished by fabricated polished hammered aluminium casings.

The minimum thickness shall be 75 mm.

Particular care shall be taken with finish of the insulation at pipe connection joints etc. to ensure ready disconnection or replacement of instruments etc.

DOMESTIC HOT WATER CYLINDERS

Where domestic hot water cylinders are used these shall be insulated with an approved domestic pattern jacket type insulation with a minimum thickness of 75 mm.

The jacket shall be securely fixed to the cylinder with non-ferrous bands leaving no surface of the cylinder exposed.

BURIED PIPEWORK

Buried heating mains shall be insulated as specified elsewhere in accordance with specialist suppliers' and installers' instructions.

Other buried services shall be insulated with special applications as elsewhere specified in these documents.

Concealed Heating and HWS Pipes in Buildings

The insulation shall be rigid glass fibre or mineral wool pre-formed sections of thicknesses as elsewhere specified.

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The sections shall be enclosed in rot-proof canvas having an overlap of 25 mm, which shall be securely pasted and the insulation shall be secured with metal bands at 300 mm centres.

Visible Heating, HWS and CW Pipework in Buildings

The insulation shall be rigid glass fibre or mineral wool pre-formed sections of thicknesses as elsewhere specified.

The sections shall be enclosed in rot-proof canvas having an overlap of 25 mm, which shall be securely pasted and the insulation shall be secured with metal bands at 300 mm centres. The whole shall be finished with white or light grey self colour rolled rigid PVC 0.020" thick with inherent coil characteristics. Longitudinal seams secured with nylon rivets and PVC bands to cover joints between sections. (Isogenopac finish).

HEATING, HWS AND CW PIPES EXPOSED TO WEATHER

The insulation shall be rigid glass fibre or mineral wool pre-formed sections securely fixed, enclosed in rot-proof canvas having an overlap of 25 mm.

The outer coverings shall be weatherproof and applied to all the pipework and the finish shall be one of the following:

- 1) Waterproof vapour permeable plastic coatings, brush or spray applied, and reinforced with canvas or glass fibre cloth.
- 2) Roofing felt, sealed with adhesive with overlaps of at least 30 mm, wrapped with galvanised wire netting 25 mm x 1 mm thick.

The whole to be painted by the Contractor with two coats of black bitumastic paint.

- 3) External grade rigid plastic of 0.35 mm thickness minimum lapped and sealed by solvent welds or adhesive.
- 4) Bitumen impregnated fabric sealed by the application of heat or cold welding.

The Contractor shall state at the time of tendering which of the above methods is included in the Tender.

This clause relates to pipework exposed in open areas or in ducts external to buildings.

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PIPEWORK SUPPORTS WITHIN INSULATION

The insulation and outer coverings shall be continuous at pipework supports and shall not be punctured by the supports.

The insulation material at the supports shall be of sufficient density to take the loads transmitted to the supports.

The loading bearing insulation shall be extended on each side of the support.

ENTRIES TO BUILDINGS

At entries to buildings, the weatherproofed insulation shall extend not less than 100 mm beyond the inner face of the wall and shall be sealed to the entire satisfaction of the Contract Administrator.

FLANGES, EXPANSION JOINTS AND ANCHOR POINTS

The thermal insulation shall be carefully finished at these components to ensure that the insulation is sealed against the ingress of water.

VALVES AND FITTINGS

1) General

All valves, tees, bends and fittings are to be insulated to the same standard as the pipework to which they are connected.

2) Heating Valves and Flanges in Plant Room

Valves and flanges shall be fitted with removable aluminium boxes, lined with insulation, complete with quick release fasteners and vapour sealing.

COLD WATER TANKS

Cold water storage tanks and feed and expansion tanks shall be insulated with 25 mm thick polystyrene slabs securely fixed and super coated with 'cold set' 7 mm minimum armouring compound, trowelled smooth and finished two coats of good quality paint.

TESTING

Before the application of thermal insulation to a section of the installation, the section shall be tested, cleaned etc. as elsewhere specified.

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PHYSICAL CHARACTERISTICS OF INSULATING MATERIALS

Insulation shall be in accordance with the following British Standards with regard to scope, definitions, physical characteristics, method of application and tests for fitness.

- i) BS 1304 Ready-to-Fit Thermal Insulation Materials
- ii) BS 1334 Pre-formed Thermal Insulation Materials
- iii) BS 1588 Thermal Insulating Materials (Temperature range 93-232 degrees Centigrade).

Where an alternative type of insulation is proposed in accordance with the General Conditions, apart from satisfying the requirements of the BS regarding thermal conductivity, thickness etc. the Contractor shall also equate the mechanical properties of the proposed insulation. All polystyrene is to be of the self fire extinguishing type.

To ensure that the correct thickness has been applied, the Contractor shall, if required by the Contract Administrator, cut one of the sections from the finished covering, without charge.

If any defects are revealed, the Contractor shall at his own expense, remove the whole of the covering and provide and fix new insulation, to the satisfaction of the Contract Administrator.

Particular attention shall be given to the finished appearance of all thermal insulation, which must present a neat symmetrical appearance, running true in line with pipe layouts.

Any rough irregular or badly finished surfaces shall be stripped down and re-lagged to the satisfaction of the Contract Administrator.

Thickness of Insulations

Insulation shall be applied to thickness as follows:-

Cold Water Mains etc.

15-40 mm NB 25 mm thick (minimum)

Over 40 mm NB 30 mm thick (minimum)

Hot Water and LPHW Heating etc.

15 - 25 mm NB 32 mm thick

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25 - 80 mm NB 44 mm thick

The above thicknesses are based on insulation having a declared thermal conductivity of 0.029 - 0.043 watts per metre/degree C.

PAINTING AND IDENTIFICATION

The Contractor shall provide colour identification to the pipework to the requirements of BS 1710 or alternative code as may be later agreed.

All thermal insulated surfaces where exposed shall be painted and if not detailed elsewhere, shall be one coat heat resisting primer and two coats approved colour heat resisting best quality high gloss paint.

The heat resisting paint shall be suitable for use at the particular surface temperature of the insulation and the final coat being also the identification colour.

On all pipework protected from weather or painted with bituminous paint, the identification shall be by the use of aluminium metal bands and fixed at 3.6 m centres.

Absorbent materials shall be given a preliminary priming coat.

Where thermal insulation is to be painted to conform with internal decorations, aluminium bands shall be used for identification purposes.

The Contractor shall allow in his Tender for all bare metal surfaces in boiler room and plant rooms to be given two good coats black paint, moisture resistant.

4.1.16 TESTING AND COMMISSIONING

The Contractor shall allow for the following testing and commissioning procedures in addition to any further proving tests required by the Contract Administrator.

The Contractor shall ensure that the systems have been thoroughly flushed out to remove any debris before informing the Contract Administrator that the site, or any particular sections of the work are ready for testing.

TEST PROCEDURES

- a) On completion of each phase of each heating and hot and cold water supply installation, the entire system shall be flushed out with cold water and then subjected to a hydraulic test of 2 time the working

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- pressure, or 3.0 bar whichever is the greater, for a period of not less than 20 minutes. All welds shall be hammer tested and remain firm. A normal working test shall then be carried out with the plant operating at its design working pressure and/or temperatures. During this test all necessary adjustments and regulation of valves shall be affected.
- b) Where possible the system pressure tests shall be carried out before the application of thermal insulation, but where this would prejudice the completion of the installation, the sections concerned shall be individually tested before the application of the insulation. The Contractor will in any case be required to carry out a complete test of the installation in the presence of the Contract Administrator to ascertain that the whole of the installation is in working order.
 - c) Any defects of workmanship, materials, performance, maladjustments or other irregularities which become apparent during the tests shall be rectified by the Contractor and the tests repeated at the Contractor's expense to the satisfaction of the Contract Administrator.
 - d) The fact that any particular portion of the work had been tested and passed will not relieve the Contractor of his obligation to hand over the whole of the installation in perfect condition.
 - e) Equipment specified to comply with BS shall be subject to such tests at works as are provided for in the BS.
 - f) The system generally shall be regulated in accordance with the Institute of Heating and Ventilating Engineer's circulation tests procedures. Details of design temperatures at the various points of the system will subsequently be given to the Contractor and the circulation test procedures shall then be adopted for regulations.
 - g) Installations or section thereof which will be embodied in the structure or concealed in permanently sealed ducts, trenches etc. shall in addition to the above specified tests, be individually tested as they are laid and before being embodied or concealed.
 - h) The Contractor shall supply all labour, apparatus and instruments necessary for the prescribed tests. The accuracy of the Contractor's instruments shall be demonstrated if required.
 - i) The Contract Administrator or his representative shall be permitted to witness such inspections and tests for which the Contractor shall give seven days notice to the Contract Administrator.

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- j) The Contractor shall make provision for air release when filling up for hydraulic tests.
- k) Triplicate copies of test certificates covering all work tests and tests carried out on completed installation are to be forward to the Contract Administrator.

DRAW OFF TESTS

Hot water systems and cold water down service system shall be subject to flow tests at all draw off points with 25% of the fittings operating at one time.

SOIL, WATER AND VENT PIPES TESTS

All soils wastes and vent pipes shall be subject to an air test of 50 mm wg maintained for 15 minutes in the presence of the Contract Administrator, Public Health Inspector or Building Inspector.

COMMISSIONING

The Contractor shall allow for each installation to be fully commissioned by competent specialist engineers familiar with the adjustment and settings of all plant and equipment.

The installation shall not be certified as complete until the results of the commissioning have been recorded in an approved manner by the Contractor and presented to the Contract Administrator.

The Contract Administrator may carry out random or complete check of all data provided, and the Contractor shall allow for such attendance as may be necessary in this event.

TESTING OF ELECTRICAL EQUIPMENT AND WIRING

For each item of electrical equipment provided by him, the Contractor shall supply a test certificate. The certificate shall guarantee that the electrical installation or electrical equipment has been fabricated, inspected and satisfactorily tested in accordance with the current edition of the IEE Regulations for the Electrical Equipment of Buildings and the appropriate British Standard(s).

4.1.17 STERILIZATION OF WATER SYSTEMS

All the water storage and distribution systems with the exception of the LPHW heating and the primary heating circuit shall be sterilised after testing in the following manner.

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**BUILDING ENGINEERING SERVICES
PROJECT SPECIFICATION
FOR
ORPEN VILLAGE HALL
SOLAR PV & WC WORKS**

CHECKING AND REVISION					
Revision	Description	Originator	Checked	Approved	Date
00	Tender (Elec)	CM	NH	WH	19/05/2022

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SECTION 4.2

ELECTRICAL SERVICES

STANDARDS OF MATERIALS AND WORKMANSHIP

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and equipment deviation from these suppliers will only be permitted with the prior permission of the Contract Administrator.

The Contractor shall note that 'equal and approved' will not be accepted **NOR** is it to be assumed to apply **UNLESS OTHERWISE STATED IN THIS PROJECT SPECIFICATION OR AN OFFICIAL INSTRUCTION HAS BEEN ISSUED.**

The contractor shall ensure that orders are placed to allow sufficient time for delivery and subsequent installation in accordance with the main contract programme. It is therefore incumbent on the contractor to confirm delivery times of all specified items for example plant; equipment; fittings; accessories, so that orders are placed in good time in meeting the programme.

NB. Claims arising through lack of knowledge of the specification, General Specification and Project Specification will not be considered.

.5 POSITION OF EQUIPMENT

1. The positions of all points and equipment shown on the accompanying plans shall be assumed correct for the purposes of tendering, but it is the Electrical Services Installer's responsibility to check the positions with the detailed drawings that will be available on the site.

The Electrical Services Installer is to work in close co-operation with all other trades on site especially when setting out the works and marking out the positions of points.

The Electrical Services Installer is to liaise with the Main Contractor in relation to fixed furniture, fittings, ceiling and wall finishes which may affect the position of points and the Mechanical Services Installer in relation to radiators, heater units, pipe runs, ductwork and the like which may affect the position of points.

The Electrical Services Installer shall accurately set out his works and take all necessary site dimensions and he shall keep them correct in every particular according to the drawings, Project and General and Specifications. He/she shall not proceed with the execution of the works as set out until such setting out has been indicated on their working drawings and approved by the Architect/Engineer or their appointed representative.

Any work that has to be altered as a result of these instructions not being adhered to will not be admitted as a variation to the Contract.

Any variation of position under 2 meters, or height, shall be allowed without extra cost to the Employer, unless such alterations are made after conduits, cables, etc. are fixed.

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Claims arising during the project from lack of knowledge during the tender

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.4 LIGHTING POINTS

1. Standard circular boxes or equivalent "loop-in" boxes shall be provided and securely fixed for all lighting points. Where boxes are above a suspended ceiling a suitable lighting plug and socket shall be provided to allow a flexible connection to be made from the light.

4.2.4 MICC AND SOFT SKIN FIRE RESISTANT CABLES

.1 MINERAL INSULATED COPPER SHEATHED CABLES WITH COPPER CONDUCTORS

.1.1 CABLES

1. All cables shall be 600V grade cables to BS 6207 having an overall serving of LSF.
2. Terminations shall be made in accordance with the manufacturer's recommendations.
3. Saddles and clips shall be LSF covered to match the cable sheath. "One hole" fixing "P" clips shall be used for single runs. On multi-runs use heavy gauge two hole fixing saddles. Fixing screws shall be round head brass screws.
4. Where cables pass through walls and floors or may be subject to damage or abuse (i.e. where cables rise from the ground, they shall be protected up to a height of 1350mm by heavy gauge galvanised steel conduit.

.2 SOFTSKIN FIRE RESISTANT CABLES

.2.1 CABLE

The cable shall be manufactured to BS 6387 and BS 7629.

The conductors shall be 19/0.15mm plain soft copper with silicone rubber insulation type E12 to BS7655.

The outer sheath shall be Zero Halogen Low Smoke (OHLS) compound and coloured red.

.2.2 INSTALLATION

Installation shall generally be as specified in 4.1 above for MICC cables.

.2.3 TERMINATION

The Nylon OHLS Gland shall be used for normal applications. The A2 brass

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gland must be used for Zone 1 and Zone 2 applications.

Preparation for the termination must be carried out as detailed by Delta Crompton Cables Ltd.

4.2.5 XLPE INSULATED STEEL WIRE ARMoured AND LSF SHEATHED CABLES

.1 CABLES

1. The cables shall be of 600/1000 Volt grade in accordance with BS 6724.

.2 INSTALLATION

1. The ends of the cables shall terminate in compression type glands comprising cone grip armour clamps.
2. Protection from mechanical damage shall be provided to a height of 1500mm above floor levels.
3. Cleating of cables shall be in accordance with table 4A in the IET on site guide.
4. Where jointing of a cable is required by the Contract Administrator, these shall be made using standard underground junction boxes purpose made for armoured cables and filled on completion of the joint using cold pour sealing compound. Conductors shall be jointed using soldered joints using a resin flux. Joints shall be wrapped with LSF tape to afford insulation equal to that of the original.

4.2.6 INSTALLATION OF CABLES IN TRENCHES AND DUCTS

.1 CABLES IN TRENCHES

1. Necessary builders work shall be carried out by the Electrical Contractor, except in the case of a Sub-Contractor, when the Main Contractor will carry out the excavation and reinstatement. This work should include provision of sifted soil or sand, backfilling of trenches and the construction of any duct and the provision and fixing of circular cable ducts.
2. Cables and ducts shall be a minimum 600mm below surface level.
3. Prior to laying cables, the bottom of the trench shall be evenly graded, cleared of loose stones, and covered with a 75mm layer of finely sifted soil or sand. A further 75mm of similar material shall be provided over the cable after installation.

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1. Switchboards shall be manufactured to the requirements of BS 5486: Part 7.
2. In general, the panel should be manufactured from sheet, suitably rust

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.2 TEST EQUIPMENT

Test Equipment shall be correctly calibrated and certified for the limits of accuracy necessary. If an instrument used is considered suspect, it shall be tested by an authorised standard testing laboratory.

4.2.13 LABELLING AND IDENTIFICATION

The Contractor shall provide and fix identification labels and to all items of plant including busbar tap-off units, switches, fused switches, distribution boards, cables etc.

Labels shall be attached to each switch by a secure approved means and shall indicate the following:

The reference number of the switch as designated by the particular specification.

The specified current rating.

The size and number of cores of the cable controlled.

The distribution board or equipment controlled.

Any other information as required by relevant standards or codes.

Labels fitted on distribution boards shall be in accordance with those for switches and shall indicate the following:

The reference number of the board.

Type of board, i.e. lighting, socket outlets, etc.

Size of cable supply to the board.

Where to isolate the feeder.

Labels shall be fitted to all Sub mains cables, at 5m centres along their length and shall be secured by means of plastic strapping. The labels shall be manufactured from engraved 'traffolyte' to a colour code agreed with the Consulting Engineer.

Labels shall be generally not less than 75mm x 50mm provided with upper case lettering of a suitable height but in any case, letters shall not be less than 3mm in height.

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APPENDIX A

MECHANICAL SERVICES

SCHEDULE OF DAYWORKS AND TENDER SUMMARY

SCHEDULE OF DAYWORKS

The Tenderer shall indicate here the day work charge rates to be applied for variation purposes:

Labour

Foreman £ per hour

Tradesman £ per hour

Labourer £ per hour

Apprentice £ per hour

Materials

Actual Cost Plus

Plant

Actual Cost Plus

Signed

For and on Behalf of:

Date:

TENDER SUMMARY

1. GENERAL

- a) The Tenderer is required to insert, under each sub-heading, the sums required for the erection of work described within the Specification and contained on the Tender Drawings. Failure to do so may result in the tender submission not being accepted.
- b) The sums included shall contain all costs and expenses, which may be required in, and for, the erection of the work described, together with all risks, liabilities and obligations set forth and implied on the Contract Documents.
- c) Where special risk liabilities and obligations cannot be dealt with, as above, then the cost thereof is to be separately stated by the Tenderer.
- d) Tenderer may be required to complete a schedule of rates. Following receipt of the tenders, Tenderers whose offer is being given further consideration will be required to submit a schedule of rates prior to the signing of a contract for the works.

2. TENDER SUMMARY

- a) The prices inserted by the Tenderer in this Summary shall be fixed Price in accordance with the Contract Particulars and shall be fully inclusive of all obligations contained within the Tender Documents for the complete Electrical Services Installation.

Item	Cost (£)
LTHW Heating Pipework & emitters strip out and isolations	
LTHW Heating Pipework, valves and fittings supply and installation	
LTHW Heating emitters supply and installation	
LTHW Heating pipework insulation	
LTHW Heating testing and commissioning	
LTHW Heating system flushing & dosing	
Extract fan and ancillaries	
Extract ductwork, fittings and dampers	
External ventilation louvre	
Ventilation testing and commissioning	
Domestic water strip out and isolations	
Domestic water pipework, valves and fittings	
Domestic water pipework insulation	
Domestic water testing and commissioning	
Domestic water chlorination	
Above ground drainage isolations and strip out	
Above ground drainage pipework and fittings	
Builders works in connection	

APPENDIX B

ELECTRICAL SERVICES

SCHEDULE OF DAYWORKS AND TENDER SUMMARY

SCHEDULE OF DAYWORKS

The Tenderer shall indicate here the day work charge rates to be applied for variation purposes:

Labour

Foreman	£	per hour
Tradesman	£	per hour
Labourer	£	per hour
Apprentice	£	per hour

Materials

Actual Cost Plus

Plant

Actual Cost Plus

Signed

For and on Behalf of:

Date:

TENDER SUMMARY

1. GENERAL

- a) The Tenderer is required to insert, under each sub-heading, the sums required for the erection of work described within the Specification and contained on the Tender Drawings. Failure to do so may result in the tender submission not being accepted.
- b) The sums included shall contain all costs and expenses, which may be required in, and for, the erection of the work described, together with all risks, liabilities and obligations set forth and implied on the Contract Documents.
- c) Where special risk liabilities and obligations cannot be dealt with, as above, then the cost thereof is to be separately stated by the Tenderer.
- d) Tenderer may be required to complete a schedule of rates. Following receipt of the tenders, Tenderers whose offer is being given further consideration will be required to submit a schedule of rates prior to the signing of a contract for the works.

2. TENDER SUMMARY

- a) The prices inserted by the Tenderer in this Summary shall be fixed Price in accordance with the Contract Particulars and shall be fully inclusive of all obligations contained within the Tender Documents for the complete Electrical Services Installation.

Item	Cost (£)
Asbestos	
Co-ordination & Installation Drawings	
Strip out works	
Low voltage distribution	
Lighting installation	
Emergency lighting installation	
Small power installation	
Wiring system	
Cable containment	
Fire alarm installation	
Mechanical services wiring	
Earthing and bonding	
Testing and commissioning	
Operation and maintenance information	
Alternative materials	
Builders work	

SECTION 5.0 – GENERAL SUMMARY

General Summary to Form of Tender

Preliminaries	£
Provisional Sums	£
Day Works	£
Schedule of Works	£
Mechanical	£
Electrical	£

TOTAL TO FORM OF TENDER £

Contractor's
Name

Contractor's
Address
.....

Signed

Designation

Date