	23-24-103049- Thetford Town Council – Improvements to Cemetery *Provision of Accessible WC in Existing Chapel Lobby* *Refurbishment of Existing Staff Toilet Block*		
A	SCHEDULE OF BUILDER'S WORK		
1.0	**GENERAL NOTES**		
1.01	To be read in conjunction with the Contract Preliminaries, Drawings 103049 HBS-DR-B 10 &11 and NBS Clauses. 1. Ascertain the presence of any services in the area of works, drawings are indicative only. 2. Remove means remove and dispose of. 3. Install means supply and fit/fix 4. For all dimensions/positions refer to drawings		
1.02	**Scope of the Works**		
	A) To form a new accessible wc in existing Chapel North East Lobby and install a new cesspool to serve it. B) To refurbish the existing Toilet Block in the Cemetery yard to improve staff facilities by providing an office, w/c and shower.		
1.03	**Designer's Risk Assessment**		
	LIST OF IDENTIFIED HAZARDS REMAINING WITHIN THE DESIGN - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015		
	Occupied Site (Cemetery)		
	Asbestos may be present, client to commission R&D before commencement		
	Deep excavations/excavation in public areas		
	Unknown services		
2.0	**THE CESSPOOL/EXTERNAL DRAINAGE (CHAPEL)**		
2.1	**Excavations – (NBS Section D)**		
2.1.1	Neatly saw-cut existing asphalt surfacing for trench and cesspool, break-out and remove same and excavate to required depth. Compact bottom of excavations and dispose of debris and excess soil. Provide earthworks support to sides of deep excavations.		
2.2	**New Cesspool – (NBS Section R17)**		

2.2.1	To compacted bottom of cesspit excavation lay 150mm thick GEN-0 concrete base.		
2.2.2	Supply and lift in place Kingspan spherical 3800L Alpha Style Cesspool, inc. class 'B' cover and frame and high level alarm, to manufacturer's instructions and recommendations. **(See Appendix A1/A2)**		
2.2.3	Line excavation with polythene sheeting and backfill pits around cesspool in pea shingle. Cesspool should be filled with water prior in accordance with manufacturer's recommendations.		
2.2.4	Set on concrete surround class 'B' I.C. cover/frame.		
2.3	**Below Ground Drainage – (NBS Section R12)**		
2.3.1	Where above WC drainage discharge pipe penetrate chapel porch wall above install 90deg. bend (with rodding access) and connection to new uPVC inspection chamber (back-drop arrangement) on Gen 0 concrete base. Set on new uPVC access cover and frame.		
2.3.2	To bottom of trench lay 150mm pea-shingle bed (to surround/cover pipe) and install 110mm dia. uPVC foul drain from IC to cesspool at 1:60 to 1:80 gradient.		
2.3.3	Back-fill trench and clean material in compacted 300mm layers to sub-base level.		
2.3.4	Allow to inspect, rod/jet wash existing foul drainage system to Yard WC Block and leave in working order. Report any defects encountered to CA.		
2.4	**Sub-base/preparation for asphalting (by others) to trenches and cesspool**		
2.4.1	Lay min. 200mm MOD Type 1 sub-base and compact in 100mm layers.		
2.4.2	Making good/reinstatement asphalting to be carried out under separate contract by other (resurfacing of yard) and not to priced for.		
3.0	**WINDOWS & EXTERNAL DOORS**		
3.1	**Infilling of Existing Toilet Block Slot Windows (NBS Section F10/F30)**		
3.1.1	Remove 4no approx. 225x675mm windows, prepared openings and brick-up in contrasting class 'B' red engineering bricks set back 10mm from face of wall, insulated cavity and blockwork. Tie new work to old with will proprietary fixings.		
3.2	**Cavity Wall Insulation – to target 'U' Value of 0.55 w/m2K (NBS Section P11)**		
3.2.1	Carry-out invasive investigation of existing wall cavities to ascertain if walls have be insulated prior. Report to CA.		

3.2.2	Engage specialist installer to carry out survey and prepare all external walls of Yard toliet block to receive the installation.		
3.2.3	Install blown polystyrene bead cavity insulation, provide attendance, access equipment and make good after installation. Take measure to prevent the spillage of insulation material in to the building.		
3.3	**Windows - Toilet Block/Office (uPVC) – (NBS Section L10)**		
3.3.1	Remove 2no. approx. 900x900mm existing windows, make good and prepare openings for new windows. Install Thermabate or similar insulated cavity closers.		
3.3.2	Install 2no. approx. 900x900mm double glazed UPVC casements windows with opening side hung and top fanlight. 75mm reinforced upvc chamfered sections by Eurocell or equal, glazing to achieve average window 'U' Value of 1.6w/m2k, outer pane to be laminated (L) to BS EN12600:2002 inner pane toughened (T) to BS EN12600:2002 and be etched accordingly. Each window to have trickle vent and lockable opening handles. All windows in WCs area to have 'satin' obscured glass.		
3.3.3	Install new uPVC window boards/trims etc. and white mastic seals.		
3.4	**Windows Chapel (Oak) – (NBS Section L10)**		
3.4.1	Remove existing ironworks from 2no small arched openings and prepare and make good reveals. Treat opening with liquid dpc solution (where new frames will sit).		
3.4.2	Employ reputable joiner (such as Acre Joinery Norwich) to supply 2no. purpose-made white oak plain gothic arch frames (size approx. 450x900mm for pricing purposes contractor to take own measurements), rebated for internally beaded double glazed unit, and supplied unglazed with loose square cross section beads for site glazing. **(See Appendix B1 – left hand frame)**		
3.4.3	Site glaze with low sight-line double glazed units (to minimise visible bordering) with glazing beads set-on on and perimeter sealed in clear silicone mastic and fixed to frame. Glazing to be obscured (satin pattern) and achieve average window 'U' Value of 1.8w/m2k, outer pane to be laminated (L) to BS EN12600:2002 inner pane toughened (T) to BS EN12600:2002, and be etched accordingly.		
3.4.4	New frames and beads to be sealed with a good quality satin yacht varnish.		
3.5	**External Doors – Chapel (Hardwood) – (NBS Section L20)**		
3.5.1	Remove existing ironworks from Chapel Northeast Lobby archway, prepare opening and make good reveals. Treat opening with liquid dpc solution (where new frames will sit).		
3.5.2	To Chapel Lobby (new WC) employ reputable joiner (such as Acre Joinery Norwich) to supply 1no. purpose made purpose made solid white oak door set consisting gothic arched head frame, with rib-beaded surrounding panel with sill and rib-beaded outward opening solid door (1000x2040x44mm) with drip board detail as drawing and example photo **(see Appendix B2)**.		

3.5.3	Inside of the outer frame to be insulated clad with 'V' jointed white oak boards.		
3.5.4	To new door/frame install ironmongery; ½ pair stainless steel ball-bearing rise and fall hinges, stainless steel lever type DDA facility indicator bolt and mortice dead lock for night locking by staff. Install Sealmaster or equal low-profile threshold weather seal and neoprene door edge weather seals. New door/level access threshold to take in to consideration existing/new floor thickness (see below).		
3.5.5	All new oak to be sealed with good quality yacht varnish.		
3.6	**External Doors – WC Block (Steel) – (NBS Section L20)**		
3.6.1	Remove 2no. existing doors, prepare and make good reveals, install Thermabate or similar insulated cavity closers.		
3.6.2	Install 2no. steel security doors (colour: grey) with multi-point locking system, 50mm thick with insulated core size to suit existing openings, polyester powder coated (standard; grey), such as; https://doorsforsecurity.co.uk/steel-security-doors/heavy-duty-steel-security-door **(See Appendix B3)**		
3.6.3	Install Sealmaster or equal low-profile threshold weather seal. New door/level access threshold to take in to consideration new floor height.		
4.0	**INTERNAL ALTERATIONS**		
4.1	**Removals - Chapel Lobby (WC) - (NBS Section C20)**		
4.1.1	Option A – Leave pamment floor in place make good only.		
4.1.2	Option B - Remove pamment floor tiles and break-up/excavate floor to suitable depth for new construction. Treat exposed wall below ground with damp-proofing solution.		
	(Price both options)		
4.1.3	Leave inner doors (into chapel) intact and remove protruding Ironmongery seal/secure ready for framing-out and over-boarding (see below).		
4.1.4	Allow adequate time for intensive preparation and making good of existing chapel lobby walls and ceiling.		
4.2	**Removals - Toilet Block (Yard) – (NBS Section C20)**		
4.2.1	Neatly cut and remove section of wall (privacy return) and dispose of debris.		
4.2.2	Strip out rooms of fixings and fixtures including sanitaryware etc… and make good and prepare floors, walls and ceilings etc.		
4.4	**New Floor to Chapel Lobby (WC) – (NBS Section E05/E10/E30/E41/M10)**		
4.3.1	Option B; Install new insulated floor construction ('U' - value 0.22w/m²k) consisting; • 65mm cement:sand screen • 500 gauge separating layer		

	• Celotex GA4000 insulation board • 1200 gauge polythene DPM • 100mm reinforced concrete ground bearing floor slab with A142 mesh on min 150mm well compacted hardcore. Turn-up insulation (25mm thick) at perimeter edges		
4.4	**New Floor to Toilet Block (Yard)**		
4.4.1	Form floating floor on existing concrete slabs.		
4.4.2	Apply DPM levelling compound such as Ardex DPM 1 C to regularise/make damp-proof the floor. DPM to return up walls to link with wall DPC.		
4.4.2	Install Kingspan Thermaflor TF20 20mm thick insulation boards loose-laid with butted joints, 1000 gauge polythene slip membrane and 18mm T&G plywood to DD ENV 12872:200, with perimeter expansion gap.		
4.5	**New loft insulation – (NBS Section P10)**		
	To Yard toilet block install new loft insulation and eaves ventilation		
5.0	**Wall/Ceiling Linings/boxing - Plasterboard/insulated plasterboard linings (NBS Section K10)**		
5.1	To Yard Toilet Block, all existing walls, window reveals and to overboard ceilings (allow to form and install 1no insulated loft hatch), install (mechanically fixed) Gyproc MR (moisture resistant) plasterboard to manufacturer's instructions.		
5.2	To Chapel WC inner doors, frame out in softwood, fit insulation quilt and line with MR plasterboard, to created panel set back in arch. Seal all edges.		
5.3	To new plasterboard linings/ceilings tape all joints, install expanded metal stop/angle beads etc. and apply skim-coat plaster.		
5.4	To all sanitaryware pipework form boxing/ducting in MDF, including softwood framing, with bull-nosed top piece and white plastic access hatches where appropriate.		
5.5	To Toilet Block Office and Chapel WC (to arched infill panel and boxing edges only), install 118mm chamfered MDF skirting boards.		
6.0	**Internal Decorating (To standard BS 6150, BS8000 12:1989 and NBS Section M60)**		
6.1	To all new areas and areas affected by the works, prepare and decorate/redecorate walls/ceilings/woodwork/pipework etc. for decorating/redecoration.		
6.2	Prepare and decorate all previously painted surfaces and new surfaces within the works, and all areas disturbed by the works. All colours TBC from standard range.		

6.3	Walls (plasterboard) Crown 'Clean Extreme Scrubbable Matt' emulsion, 2-coats (+ 1no. initial mist coat to new work.)		
6.4	Wall (existing chapel wc) – apply primer sealer and 3-coats matt emulsion.		
6.5	Woodwork/ exposed pipework gloss paint, primer, under coat & topcoat trade gloss paint.		
6.6	Ceiling 2-coats Matt emulsion (+1no. initial mist coat to new work.)		
6.7	Stonework (chapel wc); Brush down and seal exposed internal stonework arches and treat with proprietary stone sealant as recommended by manufacturer.		
7.0	**Wall Tiling/Sealing – (NBS Section M40)**		
7.1	Install Johnsons Prismatic 150x150mm x 6.5mm ceramic splashback/walling tiling (colour TBC from standard range) as follows;		
7.1.1	To basins, width of basin x 2-courses high.		
7.1.2	To two sides of shower tray, full height.		
7.2	Apply white hygienic silicone mastic sealant to edges of tiling against sanitaryware and around shower tray/WC meeting floors.		
8.0	**Flooring (All work to code of practise BS8203: 2001 and NBS Section M50)**		
8.1	To the following areas prepare sub-floors, lay level compound as necessary and install new flooring;		
8.2	Option A – Chapel WC Make good only pamment tiled floor and apply proprietary floor tile sealant.		
8.3	Option B – Chapel WC; Gerflor Tarasafe Elegance SD slip resistant sheet vinyl with flooring dressed up walls to form coved skirting (with white PVC capping trim).		
8.4	Toilet block WC; Gerflor Tarasafe Ultra slip resistant sheet vinyl with flooring dressed up walls to form coved skirting (with white PVC capping trim).		
8.5	To Toilet block office lay Heckmondwike Supacord carpet tiles.		
8.6	Take hygrometer reading of subfloor prior to installation and report to CA if outside acceptable tolerances.		
9.0	**Miscellaneous Fixtures and fittings**		
9.1	Install the following:		
9.2	Handrail to back of Accessible WC door, 600mm, grey to match 'Doc M' pack.		
9.3	2no. mirrors 600x450mm bevelled edge safety glass, screw fixed with cover caps.		
9.4	Fit only client supplied toilet roll holder, soap dispenser, paper towel dispenser.		

9.5	To Accessible WC install fold-away baby change bed. Safety standard BS EN 12221-1:2008 / BS EN 12221-2:2008, size approx. 84 x 51 x 9.5 cm, white medium density polyethylene, realistic load 30kg.		
9.6	Install white nylon/steel core 'L' shaped shower rail and white acrylic shower curtain set.		
10.0	**Builder's Work in Connection with Services**		
10.1	Allow for buildings work in connection with services, i.e. work not usually undertaken by electrical/mechanical sub-contractors but necessary to complete their installation. Specifically cutting hole for extract fans/services pipework and boxing –in all exposed pipework consisting; mdf layers on timber framing, decorations and where appropriate bullnose sill piece and white pvc access hatches for maintenance of all valves etc. Trenching/ducts for new services.		

B	SCHEDULE OF ELECTRICAL WORK		
1.1	**Generally - (NBS Section V90 & W53)**		
1.1.1	All in accordance with BS7671:2018 (IEE wiring Regulations 18th Edition) insofar as they are application to this contract. Provide minor works test certificate on completion. All wiring to be hidden in studwork, above ceiling or chased-in		
1.1.2	Existing electrical supplies existing in the yard toilet block and in the chapel (external lean-to store).		
1.1.3	It is the responsibility of the Electrical Contractor to liaise with the Mechanical Contractor to ensure all allowance has been made for electrical works required in connection with the Mechanical Services contract.		
1.2	**Power**		
1.2.1	Isolate, disconnect and removed redundant wiring and fittings, provide new circuits to serve new positions.		
1.2.2	Allow a provisional sum of £1000 for 2no distribution boards one for each of the blocks should the existing ones be found to be unsuitable.	£1000	.00
1.2.3	To Toilet Block Office install approx. 2.3m section of dado trunking with 4no. contrasting (grey) double switched socket outlets.		
1.2.4	To Toilet Block shower area wire-in electric shower unit (see below) to spare way on existing distribution board including isolator.		
12.2.5	To Toilet Block WC & Chapel WC wire-in 2no under basin hot water heaters to manufacturers instructions.		
12.2.6	Provide power supply to and wire-in cesspool high level alarm.		
1.3	**Lighting**		
1.3.1	Provide, fit and wire-in new switching (contrasting grey surround/white rocker switches – Toilet Block only) and light fittings (all wiring to be concealed over ceilings, behind linings or chased-in), as follows;		
1.3.2	To Chapel Accessible WC install 1no. wall mounted Ancell Astro LED CCT Integral Microwave Sensor 14W - White / Visiluxe Code : AALED2/WV/CCT/MWS – **(See appendix C1)**		
1.3.3	To Toilet Block Office install Thorn Diffusalux LED ceiling fitting to achieve general lighting level of 300 lux at desk height. **(See appendix C2)**		
1.3.4	To Toilet Block WC install 1no. ceiling mounted Ancell Astro LED CCT Integral Microwave Sensor 14W - White / Visiluxe **(See Appendix C1)** Code : AALED2/WV/CCT/MWS		
1.4	**External Lighting**		
1.4.1	Install over the Toilet block external doors and Chapel WC door;		

	3no. Ancell Zion LED Polycarbonate Floodlight - PIR - 10W Cool White - White Category : Floodlighting Code : AWZILED10/PIR **(See Appendix C3)**		
1.5	**Disabled Persons Call Alarm**		
1.5.1	To Chapel Accessible WC supply and install a disabled person WC call system. The system shall consist of ceiling pull units, reset unit, over-door lamp/tone generator and power unit.		
1.5.2	All wiring shall be in accordance with the manufacturer's published diagrams. Where the power unit is separate it shall be located at high level. Wiring shall be from the local lighting circuit via a switched connection unit.		
1.5.3	Pull cord switch is to cord terminating 100mm above floor level with a red triangle loop pull.		
1.5.4	Further red bangle at 800 – 1000mm above floor level be located to the right of the WC pan.		
1.5.5	Audible alarm is to be located on the Chapel side of wall with a warning light beside, and reset unit by WC.		
1.6	**Extract Fans**		
1.6.1	To proposed Chapel Accessible WC and Toilet Block WC, install and wire-in Lo-Carbon Solo Plus TM wall mounted fan as manufactured by Vent-Axia Ltd. Fan discharge to be through wall via 110mm rigid ducting/wall mounting kit/terminal. The two fan speeds to be set to high trickle, and (duct mode) high boost. The integral PIR is to be set to the maximum overrun time setting. Supplies to ventilation fans shall be from the local lighting circuit and be fitted with switched connection unit.		
1.7	**Electric Heating**		
1.7.1	To new proposed Toilet Block WC, install and wire-in Dimplex FX20VE Downflow Fan Heater with Pullcord and Timer, positions to be agreed. Each with isolator, wired back spare way in nearest distribution board. **(See Appendix D1)** •Adjustable output at time of installation (1kW or 2kW) •Energy saving 30 minute runback timer •Heater can be manually switched off before time period expires. •Pull cord operation. •2kW maximum output.		
1.7.2	To new office install Dimplex PLXE Panel Heater with isolator, wired back spare way in nearest distribution board. **(See appendix D2)** •Programmable room temperatures and heating time periods •Multiple seven-day timer profiles •Electronic thermostat accurate to within 0.2°C •Energy-saving technologies such as Adaptive Start and Open Window Detection		
1.7.3	To New Chapel WC install wall mounted Dimplex ECOT tubular heater with thermostat for frost protection only (40w/1ft), include guard. The Dimplex ECOT range of thermostatic tubular heaters is ideal for applications which require safe, low-wattage background heating for localised frost protection or as window de-misters. **(See Appendix D3)**		

	•Thermostatic control •Discreet mounting brackets for walls or floors •Reversible left or right hand cable entry •Low output with adjustable heat source •Auto-reset thermal overload cut-out for safety. •Even heat distribution across heater body •Complete with 1.5m of cable and fitted plug. •Fully splash-proof (IPX4 rated) •Optional interlinking kit (TTHLK) •White body, grey ends and wall brackets. A range of guards is available to fit these tubular heaters from Aiano.Web: www.aianos.co.ukTel: 0207 987 1184		

C	SCHEDULE OF MECHANICAL WORK		
1.0	**Hot and Cold Water Systems (Copper pipework standard: BS EN 1057 R250 and NBS Section S90)**		
1.1	Existing cold water supplies are available in the yard toilet block and at the Chapel via an outside tap. Allow to adapt the supply, install non-return values to ensure new supplies are compliant.		
1.2	Install new H.W. & C.W. pipework to suit new layout. Provide and fix compatible service valves to all new sanitary fittings.		
1.3	The contractor shall use flame free, cold compression jointing techniques, using fittings incorporating an EPDM or BUTYL 'O'Rings and mechanical compression fittings.		
1.4	A suitable fitting would similar to the XPRESS type as manufactured by Yorkshire fittings, but a fitting equal to, or better would be acceptable.		
1.5	Exceptionally where cold joint techniques cannot be used, hot works may be allowed under strict control procedures, and the contractor must obtain a permit to work before commencement of any hot works.		
1.6	All pipe work shall be insulated. The Chapel WC is to be unheated.		
1.7	Any pipe work insulation that is exposed within occupied rooms shall be finished with ISOGENOPAK sheeting, fixed in position using suitable glue. Insulation thickness shall comply with BS 5422 1990 and BS 6700. Identification of pipelines shall be provided in accordance with BS 1710		
2.0	**Hot water Heaters & Shower**		
2.1	To proposed Chapel Accessible WC and Toilet Block WC Supply and install an electrical 'Zip' inline instantaneous water heaters (part nr CL1502) under the basin of each on-suite and connect to the cold supply and hot tap, making sure the temperature is set to 39ºC in the Chapel WC. **(See Appendix E1)**		
2.2	To proposed Toilet Block Shower supply and fit a Mira Advance 1.1785.001 – 8.7kW shower with colour contrasting panel and rotary level 2m hose, extended sidebar and additional handset holder. **(See Appendix E2)**		
3.0	**Sanitaryware (To standard; The Water Supply (Water Fittings) Regulations 1999 and NBS Section N13)**		
3.1	Install and plumb-in the following sanitaryware including associated fittings/fixtures/traps/ hot and cold water pipework and above drainage system		
3.2	To Toilet Block install; Armitage Shanks or similar contract quality standard WC with close coupled cistern/good quality seat and full size basin/pair pillar taps and Coram Coratech YD764WHI 760x760mm square riser acrylic capped resin shower tray complete with legs/panels and trap/waste.		

3.3	To new Chapel Accessible WC install; Armitage Shanks BS8300 Doc 'M' pack (S6966RN in L J -grey), connected to new drainage branch mentioned above (cesspool).		
4.0	**Above Ground Drainage – (NBS Section R11)**		
4.1	Toilet Block Utilise existing foul-water outlet and couple-in new WC and basin waste and shower gully outlet. Ensure head of drainage run is ventilated via air admittance valve (AAV). Inspect, clear, rod, and test drainage installation to ensure it is free flowing and report any defects to CA. All new bottle traps to have min. 75mm depth of seal.		
4.2	Chapel WC Utilise new cesspool branch mentioned above, branch in new 110mm dia. pvc soil pipe from new WC and form new stub stack for WHB discharge via bottle trap and 32mm waste, with air admittance value (AAV) for ventilation.		

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c/f	Prelims with contingency sum	
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