

## Tender Documents

For: Ruan Minor Village Hall

Project code: P230152

Scope of works: Installation of suspended ceiling and thermal improvements to the main hall area including heating, ventilation and fire safety works.

### Contents

NBS Preliminaries

NBS specification document

Schedules of Work

### Appendices

Appendix 1 – Drawings incl. Structural Engineer's Design

Appendix 2 – Pre-construction information pack ; Appendix A, B, C, D, E.

*Please note all tender documents have been separated and provided in a zip folder.*

## **1.0 INFORMATION PAGE**

### **1.1 Scope of works**

- As per Structural Engineer's design strengthen A frame trusses.
- Provide and install suspended ceiling metal furring ceiling kit.
- Provide and install plasterboard to suspended ceiling, tape and fill and decorate.
- Provide and install 270mm mineral wool insulation in roof void.
- Provide and install Kingspan Kooltherm K118 72.5mm to North and East walls internally including VCL.
- Provide and install 100mm PIR board to sloping ceiling elements.
- Provide and install air conditioning units to the North or West external elevation (Location TBC).
- Install additional fire alarm detectors.
- Provide and install ceiling mounted light fittings with switches.
- Provide and install Manthorpe GDRR Dry Ridge Fix Kit to ridge line.
- Associated works to the above as required and scheduled.

### **1.2 Preliminaries**

The contractor is to provide preliminary costs in accordance with the NBS Preliminaries.

The form of contract will be JCT Minor Works Building Contract with Contractors Design 2016 edition.

Contractors are to allow for all site set up and necessary provisions as required under CDM 2015 and HSE regulation, for example, Portacabin and WC, along with all other Preliminary items and these items should be allowed for under Sections C – V within the summary price page at the end of this schedule of works.

Preliminaries must be provided within individual tender figures i.e., included within Sections C - V.

### **1.3 Scaffold/Access**

Contractor to allow for full access, including access equipment (e.g., scaffolding/cherry picker) to carry out the repair works, and redecorations as specified. Contractor to confirm the price of the access equipment here. Contractor to allow for all full protection as required.

The contractor to allow to obtain all necessary scaffold licences and designs (if required) for confirmation prior to commencement of works.

If scaffold to be used this must be TG20 compliant in accordance with HSE guidance. Details to be provided to contract administrator prior to commencement of works. The contractor must undertake a site inspection to determine scaffold and other access requirements.

The scaffold design and suitability is the responsibility of the principal contractor and scaffold contractor. We would expect the following additional items:

- Kick boards adjacent to buildings.
- Crash deck above pedestrian/shared zones.
- Scaffold to be independently tied to protect existing wall surfaces.

#### 1.5 Practical completion

The following must be provided to allow Practical Completion of the works:

- Completion of all contracted and instructed works.
- All snagging items completed or only de-minimis items remaining.
- Building control completion certificate and all associated documentation, such as gas safe, electrical certs etc.
- Other elements such as warranties.

***Put note here if agreement for client to occupy prior to practical completion.***

Please note that the client may require access to the property prior to practical completion, once the structure and services are operational. This will be at the discretion of the Principal Contractor and for discussion following request from the client.

#### 1.6 Notes/special considerations

Refer to Contract Preliminaries for details and note the following:

Asbestos Register to be kept on site at all times.

Noise and dust pollution in line with Cornwall Council guidelines.

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**SECTION TOTAL**

Incl. in Sec C - V

## 2.0 SCHEDULE OF RATES

2.1 The rates for labour and schedule of rates are to include for profit of overhead charges, supervision, welfare facilities, national and other insurances, value added tax, national insurance and other pension contributions, holidays with pay and paid public holidays, stamps, incentive payments, non-productive overtime (except where authorised by the supervising Surveyor), travelling time, fares and travelling expenses, tool money, provision of water and electricity and the use of scaffolding and non-mechanical plant unless brought and retained on the site solely for the use in connection with day work.

2.2 Where overtime is authorised an additional sum shall be paid to the Contractor for non-productive development of the net cost to the Contractor.

2.3 Work carried out by the apprentices will be valued at the trade rates quoted below reduced to the same proportion as the full rates bear to the apprentice's rates in the working rule agreement.

2.4 Extra rates for discomfort, inconvenience to risk (e.g. work at heights), or to work having extra skill (e.g. chargehand, scaffolding and plant operators) shall be added net to the hourly rates quoted below at the rates set out in the working rule agreement applicable to the works provided always that the extra skill is necessary to the work being executed as day work.

### 2.5 *Schedule of rates; inclusive rates of labour as defined below:*

2.5.1 *Labourer*

2.5.2 *Carpenter*

2.5.3 *Mason*

2.5.4 *Plasterer*

2.5.5 *Plumber*

2.5.6 *Electrician*

2.5.7 *Roofer*

2.5.8 *Painter/Decorator/Brick Restorer*

**2.6      *Materials***

2.6.1      *Add for profit and overhead charges on the net cost materials purchased after all discount other than cash discounts not exceeding 5% 'on cost' percentage.*

**2.7      *Plant***

2.7.1      *Add for profit and overhead charges on the net cost of invoice rates for the following used solely in connection with day work.*

2.7.2      *Mechanical plant.*

2.7.3      *Non-mechanical plant.*

2.7.4      *Transport when used solely in connection with day work 'on cost' percentage.*

<b>C</b>	<b>DEMOLITION/ALTERATION/RENOVATION</b>	
<b>C1</b>	<b>Works in accordance with NBS C20 Demolition and In accordance V90 Electrical systems</b>	
C1.1	Isolate and remove existing halogen light fittings within hall area, terminate ready for new light fittings.	
C1.2	Isolate and remove infrared heaters and terminate electrical supply feeds.	
C1.4	Remove and set aside for re-use soffit and fascia boards to North and East elevations, where necessary.	
	<b>SECTION TOTAL</b>	

**F MASONRY**

**F1 Works in accordance with NBS F10 Brick/block walling.**

F1.1 Make openings at eaves level for the provision of ventilation to the roof void, ventilation requirement to be more than or equal to a 10mm continuous strip. Recommend 40mm holes drilled at angle at approx. 115mm centres (8 no per meter length). Alternatively, remove top course of blockwork between rafters to provide adequate ventilation.

**SECTION TOTAL**

<b>G</b>	<b>STRUCTURAL/CARCASSING METAL/TIMBER</b>	
<b>G1</b>	<b>Works in accordance with NBS G20 General Carpentry/timber-framing/first fixing.</b>	
G1.1	Provide and install where required additional bracing/noggins to pitched roof elements between the suspended ceiling and the walls to carry 12.5mm 1200x2400mm plasterboard sheets.	
G1.2	Install 25x47mm treated softwood timber battens vertically to carry plasterboard linings to North and East walls on 600mm centres. Additional noggins to be provided as required. All timber battens to receive damp proof course backing as per manufacturer's guidelines.	
G1.3	Reinstate soffit and fascia boards, provide and install 70mm soffit vents to soffits to both North and East elevations externally. Spaced at 200mm on centres.	
G1.4	Add longitudinal restraint to upper collar of A frame trusses in line with JHA Consulting (Structural Engineer) design. 2 x 6" CLS 16 timbers from A-frame upper collar centre to A-frame upper collar centre as indicated in sketch drawing SK/PRELIM/01 26.7.23 utilising 2 x 6" Simpson Joist hangers.	
<b>SECTION TOTAL</b>		



H	<b>CLADDING/COVERING</b>
H1	<b>In accordance with NBS H62 Natural slating 75 Dry Ventilated Ridges</b>
H1.2	Install Manthorpe GDRR Dry Ridge Fix Kit to ridge line to main hall area only.
<b>SECTION TOTAL</b>	

<b>K</b>	<b>LININGS/SHEATHING/DRY PARTITIONING</b>	
<b>K1</b>	<b>In accordance with NBS K10 Gypsum board dry linings / partitions / ceiling and K20 Timber board floor/sarking/ linings/ casings and K45 Suspended ceiling system alterations</b>	
K1.1	Install Vapour Control Layer (VCL) to the ceiling on the warm side of the insulation.	
K1.2	Provide and install Kooltherm K118 72.5mm (12.5mm plasterboard internal finish) to North and East walls internally in accordance with manufacturer's installation guidelines.	
K1.3	Provide and install tapered 12.5mm 1200x2400mm plasterboard to pitched ceiling elements to North and East facing sloped roof elements internally between suspended ceiling and walls.	
K1.4	Provide and install Gyproc MF channel to create suspended ceiling with MF7, MF5 MF6A MF9 and MF17 products with furring runners on 400mm centres and primary channels running on 1200mm centres or equally approved. Ref Drawing Nos. P230152-303 Reflected Ceiling Plan and P230152-304 Sections Building Regulations.	
K1.5	To suspended ceiling provide and install 12.5mm 1200x2400mm Gyproc Sixto 63 Acoustic Plasterboard. Type to be confirmed by C.A.	
<b>SECTION TOTAL</b>		

<b>M</b>	<b>SURFACE FINISHES</b>	
<b>M1</b>	<b>In accordance with NBS M20 Plastered / rendered / roughcast coatings and M60 Painting / clear finishing</b>	
M1.1	To suspended ceiling, apply Gyproc paper tape and fill with Gyproc Joint Filler and finish in Gyproc Easifill 60. Sand between each coat. Minimum 3 coats as specified by manufacturer.	
M1.2	To walls and sloping ceiling elements, apply scrim tape to all joints and apply No.2 coats of Thistle multi-finish to plasterboard finishes. Allow to cure fully and decorate with Gyproc Drywall Primer.	
M1.3	Mist coat, base coat and top coat to be applied to all plasterboard surfaces with soft brush roller, spraying is not permitted on Sixto 63 boards. (colour TBC by client). Contractor to submit product proposals to CA.	
<b>SECTION TOTAL</b>		

**P BUILDING FABRIC SUNDRIES**

**P1 In accordance with P10 Sundry insulation/ proofing work and P20 Unframed isolated trims/ skirting/ sundry items**

P1.1 Install 100mm Twinroll RWA45 Rockwool Acoustic Insulation or equally approved and minimum of 170mm mineral wool fibre insulation above suspended ceiling. To be laid in perpendicular layers spread evenly throughout roof void.

P1.2 Install 100mm PIR board to sloping ceiling element between suspended ceiling and plasterboard lined walls internally.

P1.3 Install skirting boards of softwood, to internal wall perimeter around worked areas. Profile and size to match existing.

**SECTION TOTAL**

<b>Q</b>	<b>PAVING/PLANTING/FENCING/SITE FURNITURE</b>
<b>Q1</b>	<b>In accordance with NBS Q50 Site / street furniture / equipment</b>
Q1.1	Protect and maintain for the duration of works.
Q1.2	Any damages to be made good at no cost to client.
Q1.3	Clean down on completion.
<b>SECTION TOTAL</b>	

**R        DISPOSAL SYSTEMS**

**R1        In accordance with NBS R1 Gutters**

R1.1      Ensure adequate condensate provision for the Air conditioning units and blowers is incorporated into the design, provided for and installed in line with manufacturer's guidelines.

**SECTION TOTAL**

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**U VENTILATION/AIR CONDITIONING SYSTEMS**

**U1 In accordance with U90 General Ventilation**

U1.1 Provide and install air conditioning units No. 2 with split ducting serving no. 4 and ceiling mounted recessed blowers. Design should include BTU calculations and the system should support background passive heating when the hall is not in use. Contractor's design portion, submit proposals to Contract Administrator.

**SECTION TOTAL**

**V ELECTRICAL SUPPLY/POWER/LIGHTING SYSTEMS**

**V1 In accordance with NBS V90 Electrical systems**

V1.1 As required carry out electrical works to facilitate air conditioning units. Upgrade or install new distribution if required.

V1.2 Install new light fittings, Contractor's design portion, Principal Contractor to submit proposals to Contract Administrator.

V1.3 Install new fire alarm system in accordance with 18<sup>th</sup> Wiring Regulations with sounders and detectors, FD cabling secured with metal clips to meet the requirements of the hall and adjacent rooms including kitchen area.

V1.4 Install additional fire alarm detectors to hall area, retaining the detectors above the new ceiling. Wiring in accordance with BS 7671- 18<sup>th</sup> Wiring Regulations.

**SECTION TOTAL**



**Summary**

1	PRELIMINARIES
C	EXISTING SITE / BUILDING / SERVICES
F	MASONRY
G	STRUCTURAL/CARCASSING METAL/TIMBER
H	CLADDING/COVERING
K	LININGS / SHEATHINGS / DRY PARTITIONING
M	SURFACE FINISHES
P	UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS
Q	PAVING/PLANTING/FENCING/SITE FURNITURE
R	DISPOSAL SYTEMS
U	VENTILATION/AIR CONDITIONING SYSTEMS
V	ELECTRICAL SUPPLY/POWER/LIGHTING SYSTEMS
	<b>SUB-TOTAL</b>
	CONTINGENCY SUM of 10%
	<b>TOTAL</b>

Incl. Sec C - V