

EAST MIDLANDS

RESERVE FORCES AND CADETS ASSOCIATION

SECTION 3

DESCRIPTION OF WORKS

Required to be carried out at:

Mansfield Cadet Centre,

Botany Avenue,

Mansfield,

NG18 5NG

For:

East Midlands Reserve Forces and Cadets Association

TA Centre Triumph Road,

Nottingham NG7 2GG

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Ben Webster-EMESTRefurb2022BW – June 2022

|  |  | **£** | **p** |
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|  | **DESCRIPTION OF WORKS** |  |  |
|  | **General Conditions** |  |  |
|  | Scope of works for Refurbishment and decoration works at Mansfield Cadet Centre, Botany Avenue, Mansfield, NG18 5NG.Works include External repairs and decorations. Internal works include repairs, new heating, new lighting, sanitary ware, new kitchen and decoration works. Refer to Drawings and supporting documents:  | Note | Note |
|  | The works to be carried out are as stated on the drawings and/or described below. In the event of discrepancies, the drawings are to take precedence. The following items are to be separately priced but the tender sum will constitute an all-inclusive offer: | Note | Note |
|  | All discrepancies are to be notified to the CA as soon as they are discovered. The relevant clauses within this specification are to be sent to any subcontractor undertaking the works for them to ensure they price correctly. Missed items will have been deemed to be all inclusive within the price. | Note | Note |
|  | The terms contained within this specification take precedence over any terms or conditions imposed by any contractor or sub-contractor involved in these works. | Note | Note |
|  | The scope of works comprises the refurbishment of the toilets and shower areas. These works include new showers, sanitary ware, lighting, decoration and extractors.  | Note | Note |
|  | Allow for programming the works within the timescales allotted. Review Section A35. A detailed programme of work must be forwarded before start on site. | Note | Note |
|  | Section A32 (Management of Works) is to be read and Priced for. | Note | Note |
|  | An asbestos report has indicted that areas in the building contain asbestos, however not within work areas. Works in and around this area must be undertaken with extreme care so the asbestos containing material is not disturbed.A copy of this report is available from the CA. | Note | Note |
|  | Due to the age of the building, it is not likely to be Lead present within the material, the Contractor must however remain aware of paints and the like. | Note | Note |
|  | It is to be assumed that the premises will be occupied in accordance with the Preliminaries throughout the contract period. Access will be required at all times through the entrance doors and to fire escape doors. Contractor will need to allow for suitable separation and protection for all work taking place. Users will still occupy the buildings within other areas and require access to and from their buildings, so communal stairwells, fire escapes and the like must remain un-obstructed. | Note | Note |
|  | Allow for protection of the building users from the building works. There is the facilities for skips on site. Position to be confirmed in the Pre-contract meeting. The contractor is to include for temporary protection and making good of all existing elements or features disturbed by the works. | Note | Note |
|  | Allow for the provision of adequate contract site safety signage visibly displayed or attached to working area and adjacent to main entrance. |  |  |
|  | All items below are to be included but are not exclusive and the contractor is to allow for all works apparent or otherwise to complete the full and satisfactory undertaking of this specification and schedule. No claims for additional payments will be considered for any items which ordinarily should have been included. | Note | Note |
|  | There are welfare facilities on site which can be utilised by the contractor. These are to be left in a clean and tidy manner during and upon completion of the works. | Note | Note |
|  | Please note that any recommended sub-contractors in the Schedule of works are not to be considered Named or Nominated. | Note | Note |
|  | On submission of a price, the contractor shall be deemed to have visited site, in order to price the works, and included for all items required to allow the works to be undertaken for the submitted price. | Note | Note |
|  | The site is to be kept clean and tidy at all times. | Note | Note |
|  | The contractor is responsible for taking all their own working dimensions and site measurements. Dimensions where shown are only for guidance and shall not be used for pricing purposes. | Note | Note |
|  | The contractor shall provide all necessary labour and materials, plant, access equipment, scaffolding and other equipment necessary for proper and safe completion of the works. | Note | Note |
|  | All materials used in the works to be installed in strict accordance with manufacturer’s instructions and guidance. | Note | Note |
|  | All works are to comply with current Building Regulations to the approval of the Local Authority Building Control Officer and all bye-laws & regulations pertaining to the works where applicable. | Note | Note |
|  | All loose and friable waste which may cause dust spread is to be double bagged before taking through common parts to the compound for removal from site. | Note | Note |
|  | A selection of photographs are provided at the end of this specification for reference. It is recommended that this site is visited before pricing. | Note | Note |

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|  | **Preliminary Works** |  |  |
|  | Furniture items, pictures and wall mounts are to be removed by site prior to works commencing. Contractor should allow to refix items following completion of the works. Fire extinguishers are to be removed from positions when required to paint or carryout works behind. Refix in original positions once works are completed. |  |  |
|  | The contractor is to allow for protecting, taking off, temporary supporting and fixing upon completion, any cables or services running adjacent to the areas of work. |  |  |
|  | Provide all necessary skips for waste materials including waste electronic and electrical equipment for the duration of the works. |  |  |
|  | The contractor is to allow for masking all glazing and PVCu whilst any decoration works are being undertaken, to prevent paint splashes on the surfaces. |  |  |

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|  | **SCOPE OF WORKS** |  |  |
|  | Following works to be undertaken within the following buildings:* Building 1
* Building 2
* Building 3
* Building 4

Works are both internal and external.Locations and details can be seen in appendix  |  |  |
|  | **EXTERNAL WORKS****Building 4** Disconnect electrical supply from mains boardDemolish existing building and remove from siteMake good floor area. |  |  |
|  | The following works are to be carried out to the external parts to the buildings. |  |  |
|  | Building 1,2 & 3Rainwater goodsClean out guttering and downpipes around each building. Remove all detritus and ensure water flows away correctly. Contractor should allow to replace x2 gutter brackets where damaged or broken. Replacement brackets to match existing.  |  |  |
|  | Lower timber skirtingAbove brickwork plinth allow to remove timber skirt detail around the edge of each building. Allow to dispose off site. Replace skirting with new Douglas Fir timber matching existing profile and design. Allow to decorate fully prior to installation. Fix to structure using external grade fixings, allow to countersunk screws into timber work. Fixing to be adequately spaced to ensure solid fixing.Prime and prep ready for decoration. Carryout decoration flowing M60 using Dulux Trade Weathershield Exterior High Gloss in black. Apply following manufacturers guidelines. |  |  |
|  | RepairsPrior to decorations fill all holes and gaps within timber exterior using Repair Care Dry Flex 2 in 1. Where repairs are to be carried out allow to remove all rotten timber and take back to sound timber. Apply product following manufactures instructions. Contractor to allow for 25 no repairs no larger than 100mm x 100mm repairs.Product details can be found below:https://www.repair-care.co.uk/Unit 19, Darwell Park, Mica CloseAmington, TamworthStaffordshire, B77 4DRUNITED KINGDOMTel. +44 (0)1827 302 517 |  |  |
|  | Replace double rear fire exit doors for huts 3 and 4 Rot noted in the lower parts of the frame and double doors 2no.Contractor is to allow for all necessary works to replace doors and frames. Carefully remove doors and frame and dispose off site. Replace with matching new frame constructed in Douglas Fir timber. Supply and fit new plywood finished door, such as Howdens Dunsfold Flush External Door. Doors to have left hand rebated meeting stiles. Door’s to open outwards only. Allow for weather boards at the bottom of the doors. Internally fit kick plates 150mm stainless steel to both leafs. Supply and fit new ironmongery allowing for three hinges per leaf in stainless steel. To new doors internally supply and fit rebated double door Panic bar set.To new timber prime and prep ready for decoration. Carryout decoration flowing M60 using Dulux Trade Weathershield Exterior High Gloss in black. Apply following manufacturers guidelines. |  |  |
|  | Remove rear porch canopies 2no.Remove porch canopy above two rear fire exits. Carefully remove timber cover and metal supports. Dispose off site. Make good to structure and repair holes where canopy has been fixed.  |  |  |
|  | **Remove Canberra cockpit from central store**In order to remove the cockpit works will require the removal of the central store area between building 2 and 3. Carryout works as following:* Disconnect existing electrics, lighting and fire alarm. Dispose of lighting and electrical sockets, switches and wiring.
* Remove existing racking in store area.
* Carefully remove existing roof structure and linings, existing walls and lining and external door.
* Removal of all waste from site in skips.
* While works to remove the cockpit are being undertaken protect walls to hut 2 and 3 until water tight again.
 |  |  |
|  | Contractor to design and undertake solution to slide or crane lift the cockpit out of structure and leave in front car park area. Cockpit to be left in a secure manner and water tight with sheeting wrapped over. Contractor is to be aware that the cockpit has asbestos elements and low level of radioactivity within. Design needs to ensure cockpit is moved without entering the cockpit or damaging internally. |  |  |
|  | Floor coveringExisting floor tiles and fixing contain asbestos. Contractor is to arrange for the safe removal/disposal of the tiles and fixing adhesive. Works to be carried out by a suitably qualified contractor to remove asbestos. Works should follow HSE guidelines and following Asbestos Essentials a23 with referred supporting info. Area to be left clear and safe. Provide certification to Works Officer once works are completed.  |  |  |
|  | Following removal of cockpit:* Supply and fit new timber clad walls to front and rear elevation, location as per existing. Walls to be timber stud, timber cladding to match existing, insulated and plaster boarded.
* Supply and install new steel double door set to rear wall. Allowing for 1800mm x 2040mm opening. Doors to swing outwards only. Allow for stainless steel handles, hinges and lock. Full weather seal. Hoot/Flush bolts on inactive leaf. Powder coated Black gloss.
* Treat timber cladding with colour to match existing cladding.
* Design and fit new insulated timber flat roof above store area with timber structure and ply board base. Roof to drain towards the front elevation. Internally insulated and plasterboard lined. Supply and lay new 3 layer torch on felt roof lining giving a 25 year manufacture and labour guarantee.
* Supply and install new fascia and rainwater goods to front elevation. Fascia to match previous and be constructed of Douglas Fir timber. Decorate prior to installation. Guttering to be 112mm half round PVCu in black. Downpipes 68mm PVCu black. Allow for all necessary connections and brackets. Downpipe to feed into existing drain.
* To inner surface of new walls and ceiling supply and fit new British Gypsum Gyproc 10mm wall board. Fit using appropriately sized and spaced stainless steel fixing screws. Use Gyproc joint tape and filler. Neatly cut in to joints where new wall connects to existing structure.
* Install new bullnose MDF timber skirting boards to two new walls 119mm height 18mm thickness.
* Undertake decorations to new walls, ceilings and skirting following \*\*\*\*
* Install new electrical sockets in previous positions before removal of walls, Allow fittings to be surface mounted. Wiring to be in PVC white conduit. Wiring back to nearest DB, wiring to be fed through ceiling back to the board. Allow for re-connecting outside lights and fittings. Supply and fit 3no. JCC ToughLED Anti-Corrosive LED twin 1500mm 57W fittings Ceiling mounted fitting to be positioned evenly to the centre of the room to give adequate coverage. Supply and fit emergency lights in previous positions. Allow for testing point next to entrance. Allow for all necessary wiring required. Install switches to activate lights at each entrance. Provide test certification following installation.
* Reinstate fire alarm call points at each door. Allow to recommission as part of the fire alarm system.
 |  |  |
|  | New floor coveringPrepare and level floor surficaes. Lay new latex levelling screed to eliminate any undulation and irregularities and allow to cure.Supply and lay new 2.0mm Polyflor Polysafe Mosaic PUR sheet vinyl flooring to the prepared floor area laid in one operation all in accordance with the floor covering manufacturer’s instructions. Provide and fix contrasting colour PVC capping strip at the perimeter of the room fixed against the walls. Protect floor covering after laying and handover in new condition. Allow to use Graphite Pearl 4165 colour. Ensure flooring is correctly sealed and water tight. Install as per manufacturers guidelines.Install 1no FD30 Timber Fire Door to enable access to Building 2 |  |  |
|  | External DecorationsUndertake decoration in strict accordance with section M60 Internal Paint Schedule and specific material and product references and workmanship clauses: M60 SW 1.01 – SW 1.05 M60 SW 2.01 – SW 2.32 M60 SW 3.10 – SW 3.38 M60 SW 4.01 – SW 4.80 M60 SW 5.01 – SW 5.31 M60 SW 6.01 – 6.04 M60 SW 7.00 – SW 7.42 All paintwork shall be complete. Surfaces should be evenly coated and neither background nor undercoat should be visible. Where brush marks, runs or abnormal roughness occur, work should be rubbed down and re-painted. Split, splashed or badly applied paint should be removed. On completion, there should be no paint marks on the surfaces not intended to be painted. Ironmongery removed before painting should be re-fixed afterwards. Painted surfaces should be free from conspicuous runs and prominent brush marks. There should be no bare or staved areas. In plastered walls and ceilings some tooling marks may be visible. Timber surfaces may show limited grain and colour and texture may vary.The contractor is to allow to temporary isolate and remove fixed electrical items in order to decorate behind items. Works to be undertaken by a suitable qualified and competent electrician. |  |  |
|  | Allow to decorate all previously painted woodwork, to include: Timber cladding, new skirting, soffits, external doors and frame using Dulux Trade Weathershield Ultimate Woodstain and Dulux Trade Weathershield Exterior High Gloss strict accordance with M60. Stain to match existing as best as possible. Gloss colour. Black. |  |  |
|  | Allow to decorate all previously painted metal work, to include: Meter box using Dulux Trade Metalshield Gloss in strict accordance with M60. Colour to match existing. |  |  |
|  | Following decoration works allow to clean down all PVC windows, rainwater goods and powder coated metal fascia boards using an appropriate cleaner. Leave surfaces clear of dirt and surface mould. |  |  |
|  | **INTERNAL WORKS** |  |  |
|  | **Building 1-2-3** |  |  |
|  | **Electrical works** |  |  |
|  | Carefully remove and disconnect projectors and screens. Set aside for re-fixing after works have been completed. Isolate from the appropriate distribution board and remove existing light fittings throughout. Remove existing switches. Dispose off site. Isolate from the appropriate distribution board and remove all wall mounted heaters and control panels throughout. Dispose off site |  |  |
|  | Throughout replace all square plug socket fittings both single and double, fuse spur fittings. Supply fit and wire new white PVC fittings throughout in existing positions.Allow for all electrical works and wiring for the following in the model room. Remove existing conduit and wiring to sockets which runs across the ceiling and walls. Rewire allowing for single drop down from the ceiling to each socket in PVC white conduit. Cabling to be fed through ceiling void back to the local DB.  |  |  |
|  | Supply and fix new replacement light fittingsSupply, wire and install ceiling mounted Skypack QR LED Batten 5ft Single IP20 4000K 39W lights Fit in previous positions throughout. All new fittings are to be controlled from the existing light switch. Allow to supply and install new electrical light switches throughout. Allow for white PVC switches. Test and adjust and leave in full working condition. Install as per manufactures instructions. |  |  |
|  | Supply and fix new replacement heaters.Supply, wire and install wall mounted Dimplex LST100 low surface panel heaters 1.0KW.Fit in positions throughout as per plan in \*\*\*. Allow for isolation switch for each heater. Wiring to drop down from ceiling void in white PVC conduit surface mounted. Install as per manufactures instructions. Allow for appropriate fixing to fix to walls. |  |  |
|  | Within model room allow to fit wall mounted extractor. Supply, wire and install Xpelair vx100s 12w extractor fan white 240vPosition as per plan wall mounted, fan to be positioned 300mm down from ceiling level. Allow for isolation switch for fitting. Wiring to drop down from ceiling void in white PVC conduit surface mounted. Install as per manufactures instructions. |  |  |
|  | **General works** |  |  |
|  | Allow to undertake a number of patch wall repairs throughout where there has been damage or previous fittings.Where damaged cut out a neat square to appropriate size in the plaster board to allow repair. Replace with British Gypsum Gyproc wall board to appropriate thickness seal edges and prepare for decoration. Repair to leave a smooth flush surface. Locations as detailed below:* Previous heater controls and wall mounted heaters throughout. (Include where PVC covers have been used to repair previous holes.)
* Parade room, external wall impact damage under windows.
* Parade room, ceiling where it has been previously repaired with tape.

Throughout allow to replace ceiling plasterboard tape and renew with suitable jointing/scrim tape in preparation for decoration. Elsewhere where tape has been damaged on walls allow to replace in line with above.  |  |  |
|  | CO Office Replace door with new plywood finished door with top glazing panel.Allow to remove existing door and dispose off site. Replace with new flush plywood 20g wire-glazed fire door allowing for new stainless steel ironmongery, with lever door handle. Door to be hung as existing. Allow for necessary adjustment to frame as required. Prep for decoration.  |  |  |
|  | Door between Parade hall and model roomReplace door with new plywood finished door with top glazing panel.Allow to remove existing door and dispose off site. Replace with new flush plywood 20g wire-glazed fire door allowing for new stainless steel ironmongery, with lever door handle. Door to be hung as existing. Allow for necessary adjustment to frame as required. Prep for decoration.  |  |  |
|  | DoorsTo remaining doors contractor is allow to change handle, latch and keep plate for new stainless steel ironmongery with lever door handle. Allow for suitable fixings and for adjustments to door/frame as required.  |  |  |
|  | Where blinds have been previously fitted allow to supply and fit new venetian blind 25mm slat to each window opening. Blind to be in white gloss affect. Blinds to wall mounted to the front of the opening. Clear tilt wand and coordinated lift cords to be positioned at each end of the blind. Size to fit openings. Fit as per manufacturer’s instructions including all fixtures and fittings. |  |  |
|  | Contractor to allow a provisional sum to secure and bolt fix aircraft propeller in model room to wall.Allow for the amount of £450.00. | 450 | 00 |
|  | **Flooring** |  |  |
|  | Removal of existing floor coveringTake up existing vinyl and carpet flooring and dispose, Where fitted including upstands and rubber edging seals around the perimeter of the room. Prepare floor surfaces and remove any previous floor adhesive, loose materials and debris. Lay new ply base to eliminate any undulation and irregularities. |  |  |
|  | Supply and lay new sheet vinyl flooringSupply and lay new 2.0mm Polyflor Polysafe Ecomax sheet vinyl flooring to the prepared floor area laid in one operation all in accordance with the floor covering manufacturer’s instructions. Provide and fix black PVC edging strip at the perimeter of the room fixed against the skirting. Protect floor covering after laying and handover in new condition. Allow to use Tuscan Blue 4626 colour. Ensure flooring is correctly sealed. Install as per manufacturers guidelines. |  |  |
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|  | REMOVE EXISTING WASH HAND BASINS, TILES, PIPEWORK AND MIRRORSIsolate water supplies to taps. Carefully remove existing 3 Nr inset ceramic wash hand basins, taps traps, waste pipes etc. Remove wall tiles and mirror from wall. Remove pipework and insulation feeding the sinks. Clear away and dispose off site. Retain and protect existing waste outlet as it enters wall to the W.C.’s for connections of new services.  |  |  |
|  | REMOVE WALL FIXED BOWL URINALS AND SPARGE PIPES.Isolate water supply to 3 Nr wall fixed bowl urinals and carefully remove from their current positions including sparge pipes, ceramic dividers, flush cistern including associated accessories cisternmiser and air freshener. |  |  |
|  | REMOVE WC SUITESIsolate water supply to wc suites and remove 2 Nr low level wc suite complete and clear away. Works to include boxing in behind wc’ s and toilet roll holders. Protect foul waste in the floor for new connection. |  |  |
|  | WHERE BOXING HAS BEEN REMOVEDAllow to make good to walls if necessary and plaster skim to form a smooth flat surface. Fill holes and remove redundant services. |  |  |
|  | SUPPLY AND INSTALL 1NR NEW HIGH PRESSURE LAMINATE VANITY UNIT AND TOPUnit to be constructed of moisture resistant MDF with a decorative laminate finish to the outer faces. Prior to tile fixing, manufacture and install a new vanity unit to fit in the previous position of the sinks. Laminate colour to be grey with access panels in a lighter grey. 19mm thick high pressure laminate counter top with 100mm upstand with front access panels below each sink. Allow for 3 Nr cut outs in the countertop for 3 Nr recessed wash hand basins. Once fitting and tiles are installed allow for sealing around unit in matching mastic sealant. Allow for all necessary fixing and clips.  |  |  |
|  | SUPPLY FIT AND PLUMB 3 NR WASH HAND BASINS AND TAPSSupply and fit 3 Nr Ideal Standard Concept Cube 50 cm counter top with single tap hole and overflow. Allow for all necessary fittings, pipework, plumbing and install as per manufacturer’s instructions. Position each sink evenly spaced in the works top into thirds. Allow for Basin mixer Concept blue washbasin mixer 1 hole with pop-up waste in chrome. Allow for all necessary fittings and install as per manufacturer’s instructions. New pipework to be in copper unless otherwise stated. Include a neat bead of white silicone mastic sealant to the perimeter of the basin.Connect existing hot and cold water supply pipework to the new tap inlets and fix new waste as recommended by the manufacturer. Supply and fix new 32mm white pvc bottle trap to the sink waste and connect to new 32mm pvc waste pipe to discharge into the existing basin waste through the wall. Provide and install 1 Nr new isolation valve to the copper feed pipework. After installation, turn on water supply, test and eliminate any leaks to leave in full working order. |  |  |
|  | SUPPLY AND FIX NEW CERAMIC TILED SPLASHBACK ABOVE WASH HAND BASINSupply and fix new Metro style White tiles 200mm x 100mm x 5mm thick wall tiles on full bed of adhesive to form splashback above upstand on the vanity unit. Allow for 4 courses in brick stretcher bond. Fix tiles in accordance with manufacturer’s instructions. Include for 2mm wide tile spacers to form neat and regular vertical and horizontal joints. Supply and fix a white tile trim to the perimeter of the wall tiles to cloak edges. Grout the joints created between the tiles using a white tile grout recommended by the tile manufacturer. Clean grout as required and buff the tiles to remove any surplus grout and leave to the satisfaction of the CA. |  |  |
|  | SUPPLY AND FIT NEW DOOR HANDLES, LOCKS AND FINGERPLATESTo 2Nr cubical doors remove existing ironmongery and replace with new handles, twist locks and plates in satin stainless steel. |  |  |
|  | SUPPLY AND FIX 2 NR NEW WC SUITESupply and fix 2 Nr Armitage Shanks Profile 21 Close Coupled WC Pan sets, with 4/2.6 litre cistern with dual flush push button valve bottom supply and internal overflow. Plus Profile 21 seat and cover, slow close. Allow for appropriate connectors to traps. Install as per manufacturers guidelines. Fix wc pan to the floor and plumb-in in accordance with the manufacturer. Including connecting the cold water supply feed to the flush inlet using suitable connectors. Supply and install 1 Nr isolation valve with quarter turn operation in copper pipework near to flush. Provide all necessary wc pan connectors bend to ensure water tight joints are formed between the wc pan and the existing waste outlet in the floor, test system and leave in full working order. |  |  |
|  | SUPPLY AND FIX 3NR BOWL URINALS AND SPARGE PIPESSupply an fix 3 Nr Armitage shanks Sanura HygenIQ Bowl Urinals 50/40cm in previous positions. Include for new pipe brackets to suit the pipe diameter. Allow to supply new ceramic cistern matching existing and new flush pipes in stainless steel finish. Make all necessary connections to new high level flush cistern matching existing. Supply and connect 3 Nr new white PVC bottle traps, new 32mm diameter white PVC waste pipework from each bottle trap, connected to discharge with sufficient fall to existing wall waste. Carryout plumbing works following manufacturer’s instructions. Test and commission leaving in working order.As part of the works supply and fit new mains powered Cistermiser infrared control valve. Allow for all necessary electrical works to install the fitting. To the rear of the urinals allow to supply and fit a white PVC backing board down to skirting level. Seal joints using a suitable chemical resistant mastic. |  |  |
|  | SUPPLY AND FIX 1 NR NEW MIRROR ABOVE VANITY AND SINK UNITSupply and fix 1 Nr new mirror to fit behind the sinks and above the splash back tiles. Mirror to run behind all 3 sinks centrally. Include for a minimum of 4 Nr pre drilled fixing holes and new plugs, screws and chrome screw caps as per mirror manufacturer. Clean and protect for duration of project.  |  |  |
|  | OPTIONAL- REPLACE HAND DRYERAllow to isolate existing electrical supply to hand dryer remove and dispose of fitting. Allow for making good to the wall where the dryer has been fitted.Supply and fit white PVC backing board to the location of the dryer down to skirting level. On the board allow to supply and fit new hand dryer allowing to upgrade the electrics if required. Supply a Warner Howard Airforce Hand Dryer BC0326 in polished chrome. |  |  |
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|  | **Replace floor covering** |  |  |
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|  | SUPPLY AND LAY NEW SHEET VINYL FLOORINGSupply and lay new 2.0mm Polyflor Polysafe Hrydro sheet vinyl flooring to the prepared floor area including 100mm high coved skirting to perimeter walls laid in one operation all in accordance with the floor covering manufacturer’s instructions. Provide and fix contrasting colour PVC capping strip at the top of the coved skirting to the perimeter of the room. Protect floor covering after laying and handover in new condition. Allow to use Blue Forge 5490 colour. Ensure flooring is correctly sealed and water tight. Install as per manufacturers guidelines. |  |  |
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|  | ALLOW TO SKIM AND MAKE GOOD TO WALLSPrepare walls. Replaster wall surfaces using 11mm thick renovating undercoat plaster and 2mm thick finishing plaster to finish flush with surrounding. Allow to use British Gypsum Thistle plaster or equivalent. Apply as per manufacturer’s instructions. Where required supply and use angle beads and joint tape. Apply two applications to form smooth finish. Works to follow BS EN 13914. |  |  |
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|  | **Electrical works** |  |  |
|  | Allow to isolate and temporarily remove items while works are ongoing. Re-fix on completion of the works. |  |  |
|  | OPTIONAL- REPLACE HAND DRYERAllow to isolate existing electrical supply to hand dryer remove and dispose of fitting. Allow for making good to the wall where the dryer has been fitted.Following decoration works supply and fit white PVC backing board to the location of the dryer down to skirting level. On the board allow to supply and fit new hand dryer allowing to upgrade the electrics if required. Supply a Warner Howard Airforce Hand Dryer BC0326 in polished chrome. |  |  |
|  | ISOLATE AND REMOVE EXISTING ELECTRICAL FITTINGS Isolate from the appropriate distribution board and remove 2 Nr strip fluorescent fitting above the general toilet area; 2 Nr bulkhead fitting above the cubicles; Remove existing light switch. Dispose of all off site. 1Nr PIR sensor. |  |  |
|  | SUPPLY AND FIX NEW REPLACLEMENT LED LIGHT FITTINGSupply wire and install 5 Nr new flush mounted IP44 dedicated 17w JCC Skydisc circular LED ceiling fittings, 1 Nr with integral dedicated emergency fitting, at the approximate positions shown on the drawing. All new fittings are to be controlled from the existing light switch. Allow to supply wire and install new electrical light switch to the left of the entrance door. Wiring to be chased into the wall. Allow for white switch. Test and adjust and leave in full working condition.In addition to the above, contractor to supply and install new recessed PIR sensor for lighting mounted within ceiling panels. PIR sensor to be compactable with light fitting. Allow for all necessary works to install. Allow for isolation switches in each area. Position to be confirmed, ideally in entrance area. |  |  |
|  | **Replacement of floor covering**  |  |  |
|  | REMOVAL OF EXISTING FLOOR COVERINGTake up existing rubber flooring within toilet and dispose, including upstands and rubber edging seals around the perimeter of the room. Prepare floor surfaces and remove any previous floor adhesive, loose materials and debris. Lay new latex levelling screed to eliminate any undulation and irregularities and allow to cure.  |  |  |
|  | SUPPLY AND LAY NEW SHEET VINYL FLOORINGSupply and lay new 2.0mm Polyflor Polysafe vogue ultra PUR safety sheet vinyl flooring to the prepared floor area including 100mm high coved skirting to perimeter walls laid in one operation all in accordance with the floor covering manufacturer’s instructions. Provide and fix contrasting colour PVC capping strip at the top of the coved skirting to the perimeter of the room. Protect floor covering after laying and handover in new condition. Allow to use seawater 5490 colour. |  |  |
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|  | **Decoration Throughout** |  |  |
|  | GeneralUndertake decoration in strict accordance with section M60 Internal.Paint Schedule and specific material and product references and workmanship clauses:M60 SW 1.01 – SW 1.05M60 SW 2.01 – SW 2.32M60 SW 3.10 – SW 3.38M60 SW 4.01 – SW 4.80M60 SW 5.01 – SW 5.31M60 SW 6.01 – 6.04M60 SW 7.00 – SW 7.42All paintwork shall be complete. Surfaces should be evenly coated and neither background nor undercoat should be visible. Where brush marks, runs or abnormal roughness occur, work should be rubbed down and re-painted. Split, splashed or badly applied paint should be removed. On completion, there should be no paint marks on the surfaces not intended to be painted. Ironmongery removed before painting should be re-fixed afterwards. Painted surfaces should be free from conspicuous runs and prominent brush marks. There should be no bare or staved areas. In plastered walls and ceilings some tooling marks may be visible. Timber surfaces may show limited grain and colour and texture may vary.Prior to painting allow to remove any intumescent or smoke seals in doors. Replace following completion of decoration works. |  |  |
|  | Allow to protect all surrounding non decorated surfaces and fittings and allow for cleaning on completion. Should any paint come into contact with surrounding surfaces this should be cleaned immediately.  |  |  |
|  | The contractor must ensure: All tools and materials are cleared away when work is not being undertaken. Tools are not left scattered on the ground. A clear walkway is provided at all times. Proprietary dustsheets are used in such a manner as to ensure they do not become tripping hazards. Trailing leads are avoided at all times. Ladders and steps are not left unattended at any time. Whilst working from ladders, the immediate vicinity is cordoned off. Special care is taken whilst working in the vicinity of the front entrance and emergency door exits. Fire doors are not obstructed or propped open. Contractor must not clean brushes or equipment using the facilities at the site. |  |  |
|  | The contractor is to allow to temporary isolate and remove fixed electrical items in order to decorate behind items. Works to be undertaken by a suitable qualified and competent electrician. |  |  |
|  | Make good cracks, holes and other imperfections with Polycell Trade Easy Sand Interior Filler. Allow such making good to dry out thoroughly. Rub down smooth to match surrounding area and \*dust off. Note \*When rubbing down dry and/or dusting off wear a suitable face mask to avoid the inhalation of dust. (See AkzoNobel Decorative Paints UK Site Work Instructions v5 Clause SW4.20 for further information). |  |  |
|  | In all areas detailed below allow to undertake the following. Please detail cost below per area. |  |  |
|  | Allow to decorate all previously painted woodwork, to include skirting, cills, fixings, framework, service doors, doors, coving, window boards, hand rails and any other previously painted items with Dulux Trade Quick Dry Satinwood in strict accordance with M60 D1334S. Colour Granite 00 A 09. Allow to decorate within door frames and the full door where is an entrance door. | Note | Note |
|  | Allow to decorate all previously painted walls in Dulux Diamond Matt emulsion paint in strict accordance with M60 D261W. Colour Ash Grey 22 B 15. To bottom part of the wall where there is a painted skirting allow to decorate using Dulux Trade Quick Dry Satinwood in strict accordance with M60 D1334S Colour Granite 00 A 09. | Note | Note |
|  | Allow to decorate all previously varnished timber to include doors, edging, panelling and any other previously varnished items using D1094 Dulux Trade Quick Dry Varnish in strict accordance with the manufacturers specification contained within this specification. Varnish to match exiting. | Note | Note |
|  | Allow to decorate all metal work, to include handrails, balusters, newel posts and any other previously painted items. Undertake full decoration with M30WTR Dulux Trade Quick Dry Gloss system in strict accordance with the manufacturers specification contained within this specification. Colour of paint to match existing. Ensure substrate is prepared correctly to ensure adhesion of paint. Contact Dulux Trade Technical Advice Centre for correct detailing. | Note | Note |
|  | To all prefinished doors the contractor should allow to clean using an appropriate cleaner in line with D7009. | Note | Note |
|  | In line with 3.3.13 to 3.3.19 decorate Ground floor male toilet |  |  |
|  | In line with 3.3.13 to 3.3.19 decorate Ground floor male shower and changing room. |  |  |
|  | In line with 3.3.13 to 3.3.19 decorate First floor male toilet |  |  |
|  | In line with 3.3.13 to 3.3.19 decorate First floor female shower and changing room |  |  |
|  | In line with 3.3.13 to 3.3.19 decorate First floor female toilet |  |  |
|  | In line with 3.3.13 to 3.3.19 decorate First floor male cadet WC |  |  |
|  | **Cleaning** |  |  |
|  | To work areas and routes to work areas. Wash down the surfaces to remove all dirt, grease and other surface contaminants with soap and water or detergent solution, finishing with an appropriate cleaner to produce a clean surface free from stains or smearing. Allow to vacuum all carpets and clean all hard flooring with appropriate flooring cleaner suitable for the surface. Remove all debris from site and dispose to an appropriate waste facility. |  |  |
|  | Allow to clean off all paint drips and marks from surrounding surfaces.  |  |  |
|  | **Commissioning & Maintenance**  |  |  |
|  | On completion of the works, provide a fully detailed manual to the CA incorporating any warranties, instructions, manufacturers literature, information regarding spare parts, servicing requirements and certification. |  |  |
|  | Removal all waste from site and leave in a clean and tidy condition to the satisfaction of the CA. |  |  |
|  | **Contract Management**  |  |  |
|  | The contractor is to allow for all project management associated with this contract, including resident liaison, communication with all stake holders and any other aspects to ensure the efficient and smooth delivery of this project.The contractor is to provide a competent and experienced foreman on site for the entire duration of the works. The foreman may be a full time or working foreman and capable of taking direct instruction from the CA.The contractor is to have a suitably qualified and competent first aider and first aid equipment available on site. |  |  |

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|  | **General** |  |  |
|  | **Access**Provide all access equipment required to undertake these works.Access equipment must be thoroughly considered before deciding upon a specific option. We recommend assessing access routes as part of the tender, as it will be deemed that the contractor has visited site and taken this all into consideration before choosing what types of access they submit.Allow for protection of surfaces such as paving and provide spreader plates and door fans as required if utilising scaffolding. Ensure that any scaffolding which is erected to walkways is accentuated and relevant warnings and protection against impact implemented.Should scaffolding be erected, it must be secured with a monitored alarm system which alerts the Contracts Manager or independent monitoring company.The contractor must take into account the vehicle access routes on the site, particularly around the car park. The car park and entrance driveway cannot be blocked at any time.RAMS will be required to be submitted before any access equipment is brought to site. |  |  |
|  | **Contingency Sums**Allow a contingency sum of £2,000 which is only to be expended on the expressed permission of the Contract Administrator. | 2000 | 00 |

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| Allow for any other works detailed on the |  |  |  |
| drawings but not listed above. If no items are |  |  |  |
| listed the tenderer agrees that the full works are |  |  |  |
| included within the above rates and form an all |  |  |  |
| inclusive tender. |  |  |  |
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