

Schedule Of Works
Nantwich Civic Hall
Rear Extension and Internal Works

12 October 2020



In Progress

V1 21 Oct 2010 Tender issued complete to clause 500

110	<p>Scope:</p> <p>The following scope of works covers the contract works on an area by area basis and is to be read in conjunction with the Preliminaries, Architects drawings, Structural and Civil drawings.</p>	
111	<p>Mechanical & Electrical Works</p> <p>M&E Works are identified in the Scope of Works, however, The overall provision of the Works would be subject to completion of design by the Sub Contractor.</p> <p>Ventilation/Mechanical: Bry Kol have been working at the Civic Hall for ten years and so are familiar with the building and the installation of existing mechanical equipment in the building.</p> <p>The Client has sent them a separate invitation to price for contractors design for Mechanical works.</p>	
120	<p>The Work</p> <p>The scope of works set out below is cross referenced to the drawings where required. A full description of the project and contact details for the Client and Consultant team are included in section A10 of the Preliminaries</p> <p>A full NBS specification for all of the works will <u>not</u> be issued.</p> <p>The scope of work is to be read in conjunction with works set out and described on the drawings, descriptions set out below referring to M&E works indicate the general scope of works and are not intended to be a full description of the M&E works.</p> <ol style="list-style-type: none"> 1. Where the works <u>allow for</u> appear in the description of the works, the contractor is to price for/provide rates for works which may be required, and cannot be determined until all areas are opened up and the nature of structure/elements is known 2. Options: Where options have been specified below or on the drawings, the contractor is to price separately for items to allow the Client team to select the most appropriate option for the project. The highest option should be provided in the Cost column, with the price for both options listed where indicated to allow Client decisions to be made. 3. Options will be considered based on cost, performance, programme implications, and suitability for the use intended [ie is the additional cost worth the uplift in performance] and in some instances may have a Planning Application implication which the Client team would take into account when selecting the option. 	
121	<p>The Existing Building</p> <p>The existing Civic Hall was constructed in 1951 including the pitched rooved central part of the main hall.</p> <p>Two flat rooved side extensions to the Hall were constructed in the 1970's</p> <p>With further rear extensions for the Changing Rooms, Kitchen and Servedy being formed by 1981.</p> <p>The building has a fenced area to the rear containing a garage structure used for storage and ground mounted AC units.</p>	

122	<p>Rear Car Park</p> <p>To the rear of the car park is a low walled car park area containing 21 car parking spaces and delivery areas, this is part of a larger car park area which are serviced by pay and display machines one of which is linked into the rear of the Civic Hall.</p> <p>This rear car parking area is under the Control of Cheshire East District council including pay and display. But the Client has agreed with Cheshire East that this area of the car park can be used as a site compound for the duration of the contract. Refer to site constraints plan.</p> <p>The works include some modifications to this car park area, as compensation for its use. .</p>	
	 <p>View from rear</p>	
123	<p>The Site Adjacent Buildings</p> <p>A Description of the Site and Existing building is contained within section A12 of the Preliminaries and within the Pre Construction Information Pack.</p> <p>In summary the site is accessed from Cromwell Close via the car park and is bounded by:-</p> <ol style="list-style-type: none"> 1. Nantwich Library to the North 2. Nantwich Bus Station to the North in front of the Library 3. M&S Food Store to the East 4. The Main Civic Hall connected to the West 5. Public Car Park to the South 6. There are residential properties at Chapel Mews on the opposite side of Market street that could be affected by noise 7. There are residential retirement properties at Cromwell Court off Cromwell Close that could be affected by noise 8. The Primary Care Centre is also accessed from Cromwell Close past which delivery vehicles will pass. This is serviced by spaces in the public car park and its access must not be blocked at any time. 9. The car park also provides access to the auctioneers on Market Street. 	



130.	Proposed Works	
131.	<p>Brief description of the Removal work</p> <p>A summary of the works is as follows:-</p> <p>Demolition and Removal Works</p> <ol style="list-style-type: none"> 1). Demolition of an exiting single storey garage 2). Removal of metal mesh fenced enclosure, and relocation of mechanical equipment to the roof 3). Demolition of a single storey brick store (to be replaced as dressing room) 4). Alterations to Mechanical and Electrical items to the works areas and roof 	
132.	<p>Brief description of the new Build works</p> <ol style="list-style-type: none"> 5). Rear extension to the Civic Hall to provide <ol style="list-style-type: none"> a) A multi purpose room containing an acoustic room divider b) Dressing room for back of stage areas c) Extension of an access corridor for means of escape d) Formation of a corridor for Means of escape and rear entrance e) Provision of accessible toilet and cleaners rooms f) Formation of a bin store (no roof) g) Formation of a delivery entrance (with roof) 	

	<p>h) Structure is designed to support a future upper extension.</p> <p>6). Alterations within the Civic Centre itself which need to be completed before 1 April 2021 to allow the existing areas to be open for the Nantwich Jazz and Blues Festival</p> <p>a) Form a ramp between the dance floor and side seating area – timber flooring (ideally completed in Dec/ Jan)</p> <p>b) Alterations to the kitchen to erect a wall to form a Means of Escape corridor (ideally completed in Jan)</p> <p>c) Alterations to the Dry store to form a new opening through the rear wall into the delivery entrance lobby, plus sundry items.</p> <p>d) Formation of a partition and door to separate the dry store</p> <p>e) Widening of a door opening into the laundry and electrical & vent works to provide commercial washer and dryer</p> <p>f) Widening of a door openings to back of stage area</p> <p>g) Provision of heating within the centre ceiling void of the hall inc ventilation through the roof, and minor alterations to vents and heaters to the hall</p> <p>h) Alterations to vents onto the flat roof to the kitchen</p> <p>i) Installation of a concrete roof above the kitchen area to allow for future first floor extension</p>	
133.	<p>7 Alterations to existing services running across the back of the Civic Hall, to bring these into the proposed extension ceiling, move cables to the roof, inc lifting 3no AC units from the ground to the roof.</p> <p>8 Alterations to ducts to the back of the civic hall to bring these out to ventilation grilles on the rear elevation, and roof cowls</p>	
134.	<p>9 Alterations to the rear car park area to</p> <p>a. Provision of a pavement to the rear of the extended Civic Hall to provide safe access from the pay meter to the rear of the Civic Hall and to the Library</p> <p>b. Provide new white lining to 23 car park spaces increasing the no of spaces by 1, all of the spaces would be marked out to current standards</p> <p>c. 11 of these spaces would be compliant disabled/parent and child spaces.</p> <p>d. Tarmac to the left 11 spaces would be removed down to base course and reinstated at a fall towards new HB2 kerb and drop kerbs leading to the pavement.</p> <p>e. Provision of yellow marking zones to provide safe access to disabled/parent and child spaces and safe access to the Civic Hall and Pay meter</p> <p>f. Provision of a yellow cross hatched delivery zone to the rear of the Civic Hall</p> <p>g. Provision of a zone for motorbike parking</p> <p>h. Provision of bicycle hoops</p> <p>i. Hooped guarding's to rear access doors</p>	

135.	 <p>Proposed 3D image</p>	
136.	<p>Drawings A drawing issue sheet has been issued with the Tender documents. The list of drawings below will be adjusted to reflect any additional drawings issued during the tender period to become the contract set. All information will be issued via Contracts finder tender portal to reflect the Town Council's tendering requirements.</p>	
137.	<p>Architectural Drawings issued for Planning minor amendment application</p> <ul style="list-style-type: none"> A0-001 Site Location Plan A0-002 Existing Site Block Plan A0-003 Proposed Site Block Plan A0-004 Existing Ground Floor OA GA Plan A0-005 Existing Elevations A0-006 Proposed Ground Floor OA GA Plan A0-007 Proposed Elevations <p>These will become the approved Planning drawings</p>	
138.	<p>Architects Technical Design Drawings Complete List and add revisions before printed as Contract set Dec 2020</p> <p>General Arrangement</p> <ul style="list-style-type: none"> A0-002 Existing Site Block Plan A0-003 Proposed Site Block Plan A0-004 Existing Ground Floor OA GA Plan A0-005 Existing Elevations A0-006 Proposed Ground Floor OA GA Plan A0-007 Proposed Elevations A0-008 Ground Floor Demolition Plan – removed items shown red A0-009 Demolition Elevations – removed items shown red 	

	<p>A0-011 Proposed Detailed Roof Plan</p> <p>A0-013 Longitudinal Section AA</p> <p>A0-014 Cross Section BB</p> <p>A0-015 3D View as Proposed</p> <p>A0-016 3D Axonometric Plan as Proposed</p> <p>Sub Structures: These drawings must be read in conjunction with C2C drawings</p> <p>A1-001 Proposed Foundation Setting Out Plan</p> <p>A1-002 Proposed Raft Foundation Details</p> <p>A1-003 Foul Drainage Plan</p> <p>A1-004 Surface Water Drainage Plan</p> <p>Add C2C drawings numbers here</p> <p>Super Structure:</p> <p>A2-001 Proposed Brick and Block Set Out Plan</p> <p>A2-002 Proposed roof steel/joist layout</p> <p>A2-010 Proposed 3D Steel model – for info only (refer to C2C drawing)</p> <p>A2-020 Proposed Corridor Ramp</p> <p>Add C2C drawings numbers here</p> <p>Openings Components</p> <p>A3-001 Pictorial Schedule External Doors</p> <p>A3-002 Pictorial Schedule External Windows</p> <p>A3-005 Pictorial Schedule Internal Door Types A</p> <p>A3-006 Pictorial Schedule Internal Door Types B</p> <p>A3-007 Pictorial Schedule Internal Door Types C</p> <p>A3-008 Pictorial Schedule Internal Door Types D</p> <p>A3-009 Internal Door Tabular Schedule – not issued for tender</p> <p>Finishes</p> <p>A4-001 Floor Finishes Schedule - Ground Floor</p> <p>A4-002 Accommodation Schedule – For information only</p> <p>A4-003 Proposed Main Hall Ramp</p> <p>Reflected Ceilings</p> <p>A6-001 Reflected Ceiling Plan – Ground Floor</p> <p>Fixtures and Fittings</p> <p>A7-001 Fixtures and Fittings Layout – not for tender see Schedule of Works for pricing</p> <p>Fire Strategy</p> <p>A8-001 Fire Strategy Plan – Ground Floor</p> <p>External Works</p> <p>A9-001 Proposed Rear Car Park Works</p> <p>A9-002 Pedestrian Path Detail</p> <p>A9-010 Site Constraints Plan</p>	
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140.	<p>Programme and Meaningful Start for the Works</p> <p>The tender is to be issued in mid-October 2020 with a 4 week Tender period</p> <p>We are conscious that the Contractor would normally expect a 4-6 week lead in period to enable orders to be placed for commencement of the works.</p> <p>The Client needs the Existing Building areas to be complete and operational for 1 April 2021 when the Nantwich Jazz and Blues Festival takes place. This festival is worth 16k in revenue to the Town Council.</p> <p>A contract start date of 1 December has therefore been set to allow a meaningful start to the works to take place.</p>	
141.	<p>Meaningful Start – Hall, Kitchen and Laundry Works in December</p> <p>We anticipate that the contractor could carry out door widening alterations in the existing building during December whilst demolition and removal works and ground strip are being carried out to the rear:-</p> <ul style="list-style-type: none"> • Screed depth investigations in the Kitchen to finalize FFL • Ceiling tile removal in the kitchen to agree steels positioning between the joists and achievable roof slab height over the kitchen, and agreement on kitchen duct alterations in the ceiling void. • Civic Hall door widening • Electrical works to the laundry, and any other fixtures and finishes works that can be completed • Formation of the partition in the kitchen • Formation of the partition and doorway to the dry store, with temporary door to this opening • High level alterations around the boiler tank platform in the dry store, and adjustment to the boiler flue and LL vent • Ramp between the dance floor and the side seating area in the main Civic Hall. <p>This would allow the Client to open the Civic Hall for lettings again in January.</p> <p>The kitchen server could be open in January as soon as the opening in the rear dry store is formed, the boiler flue is adjusted and a temporary screen/ dust proof separation could be set up beyond the kitchen door to allow access to the kitchen but continue works in the corridor area, with a temporary rear door to the opening formed into the delivery entrance.</p> <p>We appreciate that the contractor will need to programme these works to confirm what meaningful work can be achieved.</p> <p>Separate consideration and discussion on programme for the AC works to the hall can be discussed as a separate entity.</p>	

142.	<p>Remaining Refurbishment Works</p> <p>Sectional completion of remaining alterations areas would be required to allow the Town Council to take back areas as works are progressed</p> <p>For the 1 April the Council would require the Hall, the Kitchen inc Delivery entrance, the Stage, the Changing Rooms and ideally the Dressing Room and single door means of escape.</p> <p>The remainder of the Extension works would not need to be complete but it is anticipated that by 1 April they would be substantially complete.</p> <p>We anticipate that no concrete laying or superstructure works would be able to start before January. The Client is fully aware of this.</p>	
143.	<p>Town Hall Staff Use of the Building</p> <p>The main Civic Hall will remain open for the duration of the contract. Separate entrances are available at the front and side of the building to these areas for Public and Staff access.</p> <p>The front foyer area contains toilets that would be used by the Town Council and the Civic Hall for the duration of the contract. These toilets will not be available to the contractor.</p>	
144.	<p>Toilets</p> <p>There are two toilets in the changing block that would be within/adjacent to the site area whilst works to extend the corridor and rebuild the dressing room are being carried out.</p> <p><i>Use of these toilets by the contractor is to be agreed with the Client</i></p>	
145.	<p>Programme</p> <p>The contractor once appointment and pre contract is discussed would be expected to produce a detailed Programme for discussion to help the Town Council open existing areas</p>	
146.	<p>Building Control</p> <p>The Appointed Building Control Officer is Construction Plans and Regulations, preliminary discussions have taken place with Martin Cooper to agree means of escape. A copy of the tender drawings has now been issued to them for plan checking.</p>	

150.	<p>General Requirements</p>	
151.	<p>Working Hours</p> <p>A Copy of the Planning Approval is contained in the Pre-Construction information Pack</p> <p>No noise or working hours restrictions have been set out in the Planning Approval document. However, consideration should be given to adjacent properties, and the public use of the car park</p> <p>No works creating noise should be carried out outside the hours set out below to ensure that residential enjoyment is maintained.</p> <p>8.00am to 6pm week days</p> <p>8.00am to 2pm Saturdays</p>	

	<p>No work on Sunday or Bank Holidays</p> <p>By arrangement with the Client light work can be carried out, out of working hours once the superstructure is complete, but should not cause noise and disruption to adjacent building owners or residential properties on Chapel Mews on the opposite side of Market Street</p>	
152.	<p>Security</p> <p>The Contractor to be provided with a key to the rear doors, and be shown how to operate the alarm system.</p> <p>The building must be locked up at the end of the day and when not in use.</p> <p>The contractor should note that CCTV is in operation within the building so movements around the building can be tracked and are being recorded.</p> <p>All offices and stores that the contractor is not allowed access to will be kept locked</p> <p>The contractor will be responsible for securing the site compound together with statutory lighting to their compound area.</p>	
153.	<p>Site Boundary</p> <p>The site has no fenced boundaries except the rear compound fence that is to be removed as part of the works. The building itself and its external doors form the boundary to the site.</p> <p>The rear car park is surrounded on two sides by a low brick wall which is to be retained with the exception of a small section of wall to be removed for the new side wall to the delivery entrance including alteration to the balustrade set on this wall.</p>	
154.	<p>Parking</p> <p>Restrictions on parking of the Contractor's and employees' vehicles:</p> <p>Vehicles to be parked within 3 parking spaces left in front of the contractors' compound where a delivery pull in area has been provided, and within the contractors compound itself. Refer to Site Constraints plan A9-010</p> <p>It should be noted that the Public Car Park is a pay and display car park with numberplate recognition.</p> <p>Any parked vehicles should not prevent use of the public car park or access to adjacent buildings</p>	
155.	<p>Site Compound and Gate</p> <p>Erect a Heras fence around three sides of the site compound area and allow for adjusting this to suit the works area whilst works to existing walls and the store rebuilt as a dressing room are being carried out. Adjusting the herras fence to suit the works areas as required.</p> <p>Provide a separate pedestrian gate close to the building (beyond working zone) and a vehicle gate to allow for deliveries.</p> <p>It is suggested that the herras fence line is kept back from the edge of the car park by 3 parking spaces to allow for a delivery pull in zone outside the flow of traffic entering the public car park. This should be coned.</p>	

	<p>Allow for Site toilet and mess block</p> <p>Allow for Site Office</p>	
156.	<p>Site Meetings</p> <p>The Contractors should assume that Site Meetings would take place in the main Civic Hall just in front of the Laundry area where tables can be set out at appropriate distances apart.</p> <p>The contractor should supply anti bac wipe packs for use to wipe down tables before and after any meetings to ensure infection control is maintained.</p> <p>Alternative MS Teams site meetings and design detail meetings can be set up during the contract to reduce face to face contact, and to suit changing restrictions.</p>	
157.	<p>Inspections</p> <p>The Architect would be inspecting on site once a month / with occasional bi weekly visits to suit key progress of the works.</p> <p>The Civil /Structural Engineer would inspect foundations and steel frame. Assume 2 visits.</p>	
158.	<p>Deleterious Materials</p> <p>The contractor is made aware that the existing flat rooves are timber with timber boarded coverings and felt membranes, these are heavily mossed and can be slippery.</p>	
159.	<p>Potential Asbestos</p> <p>The contractor is made aware that the pitched roof over the main hall is classified as a fragile roof. The contractor should have destructive test carried out to determine whether this contains any asbestos.</p> <p>Two vents for the Hall ventilation system are to/may be brought through this pitched roof, and the contractor will need to work in the roof void. Appropriate measures should be allowed for.</p>	
160.	<p>Corrugated Sheet Asbestos Roof Removal above Rear Stage</p> <p>The contractor is made aware that the roof over the rear of the stage is corrugated cement sheeting which is believed to contain asbestos and all necessary PPE and double bagging should be adhered to when removing this roof as part of the works.</p>	
161.	<p>Asbestos</p> <p>The client has an asbestos register which can be viewed in the office.</p> <p>The Client advises that a contract was carried out a number of years ago to remove all known asbestos in the building including services lagging. The Contractor should be vigilant in case any items have been missed in concealed places. The stage roof was left as this was not in immediate day to day contact with staff.</p> <p>The contractor is to identify any suspect asbestos materials should these be found and stop work in the area until appropriate testing has been carried out.</p>	

162.	<p>Demolition</p> <p>The contractor is to remove all items from site shown for removal on the Demolition plan. Where items are shown as set aside for reuse these are to be handed to the Client for refixing elsewhere.</p> <p>The client has removed all items from the garage and rear store area in preparation for these works.</p> <p>David please check that these items are everything we discussed.</p> <ul style="list-style-type: none"> • Within the hall adjacent to Ex DG-05 wall HL, remove existing heater and set aside for client use. Remove all associated wiring and decorate wall surface • Remove two no gas heaters either side of the stage at HL and dispose of, including all associated cabling back to source, make good and decorate any surfaces disturbed by these works (subject to installation of replacement heating specified below) • Existing wheelie bins are to be removed by the Client , they have entered into a new contract for 4no 500litre bins. • 3no Ground based AC units are to be lifted onto the first floor flat roof including altering cable routes serving this kit – do not reduce the length of cable leave this safely coiled beneath the kit to allow for this kit to be lifted onto the side flat roof or future first floor roof in a future contract. • Removal of the existing shed/garage to the rear • Removal of fenced enclosure to the rear • Removal of any sundry items such as shelving left in the rear store, all items the Client wanted have been removed from the store and garage. Do not remove distribution boards and fixed live services 	
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170.	<p>Services in General</p> <p>Services relating to rooms and ceiling voids are specified in the relevant sections of the Schedule of works.</p>	
171.	<p>Fire Alarm - Contractors design</p> <p>Allow to extend the existing fire alarm system into the extension from the existing building areas.</p> <p>Fit sensors in corridor G44b, G49b, both Multipurpose activity rooms 47a and 47b, Kitchen delivery entrance G42.</p>	

172.	<p>CCTV</p> <p>The building is covered by CCTV monitoring.</p> <p>It is not proposed to extend the existing CCTV system into the extension as part of these works. The Town Council employs an electrician who will arrange for any CCTV work to be carried out via the ceiling voids once the contract is complete.</p>	
173.	<p>Water – Contractors design</p> <p>G35 Laundry: Allow for adjustments to the hot and cold-water connections to the Laundry to serve 1no new industrial washing machine, and replacement taps</p> <p>G51 Dressing Room: Services to be brought through the ceiling void from the adjacent changing rooms, do not take any services over the sower ceiling as this will become a future lift.</p> <p>Allow for 15mm cold water connection to the shower tray to be brought down partition in the cleaner’s room and service back entry into Electric shower.</p> <p>Provide 15mm hot and old water connection to semi recessed sink within vanity unit.</p> <p>G50 Cleaner: Allow for 15mm hot and cold water connection to bib taps to high back cleaners sink</p> <p>G45 Assisted WC: Allow for 15mm hot and cold water connection to wall mounted sink, and cold water connection to WC</p> <p>G46 Cleaner: Allow for 15mm hot and cold water connection to bib taps to high back cleaners sink</p> <p>Services serving G45 and G46 must be kept just above the ceiling as the future staircase would start in the Lobby and G46 would move upstairs, the staircase would turn back on itself and arrive at first floor over the disabled WC</p>	
174.	<p>G39 Kitchen:</p> <p>Allow for alterations to hot and cold-water pipework along either the back wall or side as the existing dishwasher unit will need relocating to make way for the corridor. This is currently fixed to the side wall which will become a corridor.</p> <p>Client to confirm whether this work will be carried out outside this contract.</p>	
175.	<p>Gas – Contractors design</p> <p>The existing gas main comes in from the rear car park under the entrance route to the existing kitchen double doors, turns and enters the building next to these doors, then rises internally to a gas meter cupboard at high level on the kitchen wall. This will become the means of escape corridor.</p> <p>The incoming gas main will therefore be rerouted under the new pavement to run to the new delivery entrance and enter the building to the side of the door. The gas meter will be relocated to this position and HL cupboard relocated.</p> <p>Allow for application to Cadent/United Utilities to carry out these incoming as alterations.</p>	

176.	<p>From this point the relocated gas pipe should rise to roof level and run along the first floor roof to reconnect to gas services for the boiler in the kitchen and boiler in the laundry. The contractor should check any other items the pipes running along the HL rear of the building serve.</p> <p>Adjustment of this pipework will take the gas pipes out of the construction area. This work should be completed by the time the contractor gets super-structure up to this level, ie installation of steel frame adjacent.</p>	
177.	<p>Foul and Surface Water Drainage</p> <p>The Pre construction information pack contains a United Utilities plan showing their pipework in the area.</p> <p>From this plan it is therefore assumed that all foul and surface water drainage in the public alleyway between the Civic Hall and Library, running under the rear of the Civic Hall and within the car park are private connections, therefore not requiring a build over agreement.</p>	
178.	<p>Foul Drainage Refer to Architects drawing A1-003 for Schematic layout and C2C layout for foul drain detail</p> <p>Provide 2no new circular manholes set within new pavement to pick up new internal foul drainage connections</p> <p>Provide 1no new manhole with adjacent public access route constructed over the existing drain run which runs down the alley way.</p> <p>The contractor should allow as a first operation to lift the manhole covers in the alley and take invert levels for this drain. The lifting eyes have broken and we were unable to lift these manholes during site survey.</p> <p>Bin Store G43</p> <p>Provide a drainage run from the manhole running beneath the raft slab to a gulley set within the centre of the raft slab in this rea. Allow the top of the raft to dish towards this gulley when setting the raft to provide fall.</p> <p>Foul - G50 Cleaners room</p> <p>SVP to corner of G50 Cleaners room with branch connection in the corner of the adjacent dressing room left capped off for connection of future shower.</p> <p>Branch connection to serve sink to dressing room</p> <p>Branch connection to serve shower</p> <p>Foul - G45 Assisted WC and G46 Cleaner/Store</p> <p>SVP stub stack to corner of assisted WC running beneath slab to pick up WC connection, waste connection and branch connection below cleaners' room G46 connecting to external manhole</p>	

179.	<p>Wastes</p> <p>G35 Laundry: Allow for 40mm waste to replaced sink, and washing machine stand pipe to new washing machine</p> <p>G51 Dressing Room: Fit shower drain (top access) to shower tray, and 32mm waste to whb.</p> <p>G50 Cleaner: Allow for 40mm waste to cleaners sink</p> <p>G45 Assisted WC: Allow for 32mm waste to whb, toilet should be provided with integral overflow</p> <p>G46 Cleaner: Allow for 40mm waste to cleaners sink</p>	
180.	<p>G39 Kitchen:</p> <p>Allow for alterations to wastes serving existing dishwasher unit will need relocating to make way for the corridor.</p> <p>Client to confirm whether this work will be carried out outside this contract.</p>	
181.	<p>Existing Drainage Run beneath Building</p> <p>Fit a double seal manhole cover to the existing manhole outside the existing kitchen doors, raising this manhole through the raft so that replacement manhole is fitted int eh top of the screed.</p> <p>We were able to lit this manhole during the survey and obtain an invert for this.</p> <p>Contractor to allow to jet the existing drainage run between the laundry manhole and the external manhole in the alleyway.</p>	
182.	<p>Grease Trap</p> <p>Allow for grease trap connection to drain as shown on C2C layout.</p>	
183.	<p>Surface Water Refer to drawing A1-004/004 and C2C drainage layout</p> <p>We were unable to lift the manholes in the alleyway and so do not know whether the surface water drain ls separate and runs down this alley or is a combined system.</p> <p>There is a public connection shown at the head of Cromwell close at enterance to car park</p> <p>Allow for 5no new 450 dia surface water drainage manholes set within the pavement and alley to pick up new surface water drainage outside the building footprint.</p> <p>Final layout to be shown on C2C civils layout.</p> <p>Option 1: Allow for new manhole constructed over the existing drain within the alley-way to connect surface water drain running beneath the new rear pavement.</p> <p>Option 2: If no surface water drain exists in the alley-way, the surface water connections would need to be taken to the public sewer in the car park including making good of tarmac surfaces to the car park.</p>	
184.	<p>Kitchen Roof drainage</p> <p>The existing side roof above the kitchen drains to the side and out via internal rainwater downpipes contained in the Dry store. The lifted Kitchen roof will continue to drain in this direction, cut insulation in two directions.</p>	

185.	<p>Stage roof</p> <p>A new concrete roof is to be installed over the rear stage roof replacing the pitched roof.</p> <p>2no downpipes are to be provide on either end of this roof to drop down to raft level, above the roof these downpipes are to be historic in appearance with hopper heads, the previous designer has shown these in black cast iron on the planning drawings.</p> <p>Please allow to spray these pipes in Earth colour to match the render to be applied to this wall so that the fittings are largely invisible against their background. We are to include this change on the Planning minor amendment submission.</p> <p>The rainwater pipework dropping within the building can be UPVC</p> <p>The pipes are to run beneath the raft to connect to surface water manholes set in the pavement.</p> <p>Allow for 2no rodding eye points and 450 x 450 access panel in the plasterboard wall to the back of the Multipurpose room for rodding.</p>	
186.	<p>Rear Extension Roof</p> <p>5no Internal rainwater pipes have been provided to the rear extension roof adjacent to grid line A. Provide UPVC rainwater downpipes connected to adjacent manholes within the pavement.</p> <p>The rear extension roof will pitch towards the rear elevation and water will be collected in a parapet gutter running along the rear elevation.</p> <p>3no outlets would be required for the rear extension roof area, an additional 2 have been allowed to provide additional load for increased surface water load caused by conjoined flat roofs and future flat roof area as a whole (future proofing) .</p>	
187.	<p>Balloon guards should be fitted to all roof outlets- allow for 5no</p>	
188.	<p>Car Park surface water drainage gulley</p> <p>The rear car park layout is shown on A9-001.</p> <p>An existing dished gulley and 4no gulley's collects water from the rear car park surface. This gulley is currently misaligned with the car parking spaces.</p> <p>The proposal for the rear car park is to take up the wearing course to spaces 1-11 and the delivery bay , and relay this sub base macadam and top coat macadam to fall from the new pavement to the front of this car parking spaces. The delivery bay would be at a lower level.</p> <p>Replace the car park drainage gulley 36m length for the length of the car park with an Aco drain, allowing to pick connections up from the bottom of this aco drain directing these into existing gulley pot points, raising gulley pots as access points to the re-laid macadam surface.</p>	
189.	<p>Wall to Changing room and Dressing Room</p> <p>Fit a length of Aco drain cut into the existing tarmac /re-laid tarmac pavement surface at the base of this wall to pick up water running down this wall and alleviate brick damage occurring on this elevation. Approx length 7.35m</p>	

200.	Electrical Works – Contractors Design	
201.	Any electrical works shown on the Architectural drawings is to be considered Design Intent and contractors design proposals are to be subject to discussion with the CA and Client.	
202.	<p>CAT Scan</p> <p>Allow for a CAT scan of the construction area including pavement before any excavation works are carried out to ascertain whether any unknown services are present.</p> <p>The Client does not have any existing services drawings.</p>	
203.	<p>Car Park Pay meter</p> <p>Allow for a flexible rigid duct including draw wires to be installed from the back of the pay meter beneath the pavement surface under the foundation and beneath the rebuilt Dressing room to come up below the existing Distribution board 1.</p> <p>The current cables from the pay meter come under the pavement and out of the ground run up the store wall (to be demolished)</p>  <p>Then across the flat roof and along the rear elevation in the cable tray, then down the wall to the back of Service room and distribution board 2, two control boxes are mounted on the back wall of this room and the electrical connection goes into distribution board 2.</p> <p>Pay meter controls to be relocated</p>    <p>The connections for the pay meter are to be pulled back so that the control kit is mounted below distribution board 1 and the cable connecting to the pay meter is routed through the rigid duct and power taken from distribution board 1.</p>	
204.	Allow to fit a sub meter in this location to allow the Town Council to counter charge Cheshire East District Council for power.	
205.	Disconnection works should be programmed to be carried out over one day with a notice period to Cheshire East to allow the pay meter to be taken out of action and brought back on line in a short period.	

	<p>Allow for signage to redirect the public to other meters whilst this pay meter is out of action.</p>	
<p>206.</p>	<p>Pay Meter Sign</p> <p>As part of the External works the Pay meter sign is to be moved sideways – refer to A9-001 – by moving one pole to the left [when looking at the pay meter] and refixing the sign to the poles. This is to be done to allow members of the public paying for parking to see and walk off the back of the pavement to the right of the pay meter onto the new pavement to be put in as part of the external works to the rear of the Civic Hall</p> 	
<p>207.</p>	<p>Distribution Board 01 - contractors design</p> <p>Distribution board 01 is mounted on the existing store wall. The existing store being sold brick construction is to be demolished and reconstructed in thermal cavity construction to form a dressing room. Protect the distribution board from the weather during the demolition and construction works.</p> <p>New electrical connections are to be connected to spare ways in this board, to contractors design.</p> <p>Existing distribution board 01</p>  <p>Form a plasterboard partition around this distribution board to underside of new slab above, width and depth of the plasterboard are to be sized to suit the distribution board. Controls and a switch and sub meter for the car park pay meter are to be installed below the distribution board contained in this riser cupboard.</p>	

208.	<p>Distribution Board 02 - contractors design</p> <p>Distribution board 02 is mounted on the service room wall accessed by timber steps to the side of the stage. The contractor may connect to any spare ways in this distribution board</p> <p>Existing distribution board 02</p> 	
209.	<p>Meters in the Service room</p> <p>Photos of existing equipment to the left of distribution board 2</p> 	
210.	<p>Kitchen Wall to form Means of Escape Corridor</p> <p>A new 60 min protected Means of Escape partition is to be formed to the right of the existing kitchen door into the hall and the equipment on the wall to left of this door (see head on in the photo below) is to be removed and/or relocated. This will become corridor G44a.</p>	



Gas pipe drop and gas stop valve where the partition is to come of the wall adjacent to the door is to be moved onto the new partition immediately adjacent

Fire blanket

Yellow break glass

Insect detector to be repositioned over new kitchen door

Relocated light switches

Fuse board to be relocated/replaced over new kitchen door on partition

Meter cabinet, Signage

Blue box x 2no ??

Pipe drops servicing dishwasher

Dishwasher stop switch

This may be better relocated on the far wall to allow this to be easy accessible form the kitchen entrance door from corridor and the equipment on side wall moved to back wall

Gas meter and associated equipment in

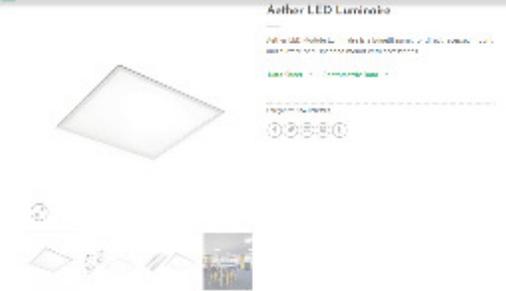


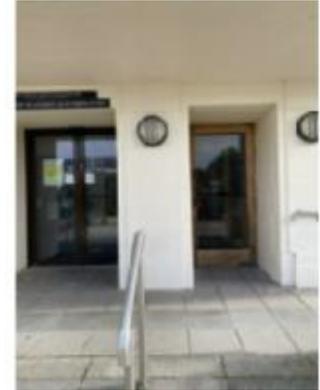
Discuss with Client, is Client going to do this work outside the contract

And contractor to do associated services adjustments.

Artist and Tradesmen agreement ?

– see below

	<p>large timber wall mounted cupboard Incoming gas main</p> <p>Maintained fire sign to be moved over new kitchen double doors.</p> <p>Fire extinguisher</p> 	
<p>211.</p>	<p>Telephones</p> <p>There are no telephones in the rear of the building</p>	
<p>212.</p>	<p>WiFi</p> <p>Allow for Wi Fi switch /routers at HL in both Activity Rooms connected back to the Civic Hall existing system</p>	
<p>213.</p>	<p>Disabled Call Alarm System</p> <p>Fit a call alarm system in room G45, linked back to the main reception, with a buzzer and warning light mounted above the door to the room so that these can be heard from the Corridor G44</p>	
<p>214.</p>	<p>Lighting – refer to drawing A6-001 for design intent. – Contractors design</p> <p>Supply and install the following lights, note options shown on the tender drawing</p> <p>Type A 600 x 600 LED lighting set within the ceiling grid including appropriately provided Dali emergency packs</p>  <p>Type B 600 x 600 LED lighting set within the ceiling grid including 1no emergency pack, these lights must be provided with polycarbonate diffusers due to presence of a shower in this room.</p> <p>All these lights are to be controlled with presence detection.</p>	

<p>Type C - Corridors Circular LED downlight with dropped glass bezel, to match appearance of lights in the existing Civic Hall</p>		
<p>Type D – Cleaners Rooms, Disabled WC, Delivery Entrance 300 dia Sigma LED light mounted on the underside of the ceiling tile/ceiling, fitted with opal polycarbonate diffuser. All these lights are to be controlled with presence detection.</p>		
<p>No emergency packs required to Cleaner or Disabled WC as the corridor emergency lights will provide the required emergency lighting.</p>		
<p>Emergency pack required to the delivery entrance (Contractor to provide required quantity)</p>		
<p>Type E – Maintained Emergency Exit Signage LED Surface mounted emergency exist signage, suspended from the ceiling above exit doors as shown on A6-001 Provide 2w maintained lamps.</p>		
<p>Type F - External Lighting Wall mounted circular LED lights mounted adjacent to Rear elevation external doors 1no either side of the two rear entrance doors (1 of these to have an emergency pack)</p>		
<p>1no mounted next to the kitchen delivery entrance with an emergency pack Lights to be connected to timer/light sensor so that they do not come on in daylight hours, except in Emergency.</p>		

	<p>Type G - Bin Store</p> <p>IP65 rated Bulkhead Light with black polycarbonate body 3000k output to be mounted on wall adjacent door to lobby. Fitted with presence detection</p>  	
215.	<p>Presence Detectors – Contractors design</p> <p>Fit ceiling mounted presence detectors to control lighting as shown on drawings A6-001</p>	
216.	<p>Projector –</p> <p>Fit 1no double socket outlet and 1no data outlet for Clients ceiling mounted projector in room G47b Multi Purpose</p> <p>Fit wall mounted connections on end wall for drop down projector screen – Client will provide the screen (similar to the one they have in the Civic Hall)</p>	
217.	<p>Power Outlets</p> <p>Fit 1no Cleaners socket in G44b Lobby</p> <p>Fit 1no cleaners socket in G49b Lobby</p> <p>Fit 6no Double socket outlets in G47a Multi Purpose room at 950 from FFL</p> <p>Fit 1no Double socket outlets and 1no Coaxial socket , Double data socket in G47a Multi Purpose room at circa 2200 from FFL to Media wall</p> <p>Fit 6no Double socket outlets in G47b Multi Purpose room at 950 from FFL</p> <p>Fit 2no double sockets in G51 Dressing room 1 on outside wall opposite door and 1no above radiator shelf</p> <p>Fit power to G35 Laundry to serve Industrial Dishwasher and Industrial Dryer , current facilities in this room are domestic</p>	
218.	<p>Light Switches</p> <p>Fit Single Light switches to rooms G45, G46, G60,</p> <p>Adjust position/new of light switch to G51 Dressing room</p> <p>Adjust position of light switches to G39 Kitchen</p> <p>Adjust position of light switch to G41 Dry Store</p> <p>Fit two way Light switch x 2no to G42 Delivery entrance and boiler lobby</p> <p>Fit two way Light switch x 2no Corridor G44a and G44b</p> <p>Fit two way Light switch x 2no to Corridor G49a and G49b (adjusting light switching)</p> <p>Fit two way Light switch x 2no to G47a and G47b</p>	
219.	<p>Data Sockets</p> <p>WiFi access points and switch router are to be fixed to ceiling in G47a and G47b as shown in clause 213</p> <p>Fit 1no data point in ceiling to room G47b & 1no double data high level media wall to G47b</p>	

220.	<p>Smoke Detection refer to A6-001 and Sections</p> <p>Provide smoke detectors to all new rooms as shown on the reflected ceiling plans</p> <p>Allow for smoke detection to all ceiling voids in excess of 800mm in height.</p>	
221.	<p>Fire Alarm Call Points and Break Glass</p> <p>Refer to clause 480+</p>	
222.	<p>Any more electrical works to describe check</p>	
300.	<p>Mechanical Works – contractors design</p>	
301.	<p>The Client would like to draw to the contractors attention that Bry-Kol have been employed to carry out works in the Civic Hall for circa ten years and so are familiar with the mechanical services in the building. The Client would like them to be asked to tender for the relevant sub contract works.</p> <p>Contact: Tim Gask t-gask@bry-kol.co.uk</p> <p>The contractor may also provide pricing from his own preferred sub contractors and is not instructed to use this sub contractor.</p>	
302.	<p>Alterations to incoming Gas Main</p> <p>The existing gas main comes in from the rear car park and runs beneath ground up to the rear double door entrance to the kitchen, turning at right angles and coming up in the corner of the kitchen floor slab. Approx. route shown in yellow pecked lines on the Foundation plan A1-001</p> <p>The existing gas main is to be altered in the proposed pavement and turned and re-routed beneath the pavement to come into the building in the corner of the delivery lobby, turning up adjacent to the external door.</p>  <p>Contractor to apply to Cadent/United Utilities for altered connection</p> <p>This will then allow the Gas meter and associated connections and cupboard to be mounted at high level in the delivery lobby</p>  <p>These gas pipes are then routed (assumed) through the ceiling level to connect to the boiler in the Dry store lobby, to gas burners in the kitchen.</p> <p>Allow for adjustments to reinstate</p>	

connections to served equipment.

These gas pipes are then back fed through the kitchen wall cupboard to the external area, these then run up the wall onto the roof. Adjust and reconnect to suit new roof slab



Then across the back wall to connect to the boiler in the laundry



Allow for relocated gas pipe to run up the wall in the delivery lobby and onto the roof, allow for valve before 90 degree connection [for future alteration]

Then the pipe would run back along the flat roof to reconnect to the pipe coming out of the kitchen adjacent to the former kitchen door,

And also turn left to run along the back of the parapet or along the flat roof (behind the gutter line) and run back across the flat roof to drop into the laundry and reconnect to this boiler.

Final route to be discussed and agreed.

The contractor should allow in routing the pipe for the potential future upper floor extension. The proposal would be to unvalve the pipe at each end and lift the run onto the upper flat roof when the future extension takes place.

A more direct route straight across the flat roof would not be acceptable as this would involve more alterations in the future.



303. Existing Ground Based AC Units

Relocate 3no ground based AC units from the rear of the garage to the first floor roof including all associated cabling.

These have been shown on the roof plan A0-011 located to the left of the rooflights, please

	<p>ensure that these are not installed over the changing block roof as this would be raised in a future upward extension. Allow for sufficient cabling to be left beneath these units to allow them to be moved in the future to the side flat roof, or up to the upper extension roof in the future.</p> <p>Identify which rooms these serve to allow for location to be agreed.</p>	
304.	<p>Roof AC cabling</p> <p>Lift cable tray containing 7no Ac cables running across the roof over the kitchen to allow for the new roof slab to be installed above the kitchen roof. – See BPA A0-011 for roof plan</p>	
305.	<p>Existing ventilation duct to corridor</p> <p>Refer to Existing and proposed rear elevations and ceiling plan A6-001</p> <p>Extend the existing ventilation duct running in the ceiling to G49a through the ceiling to G49b connecting to the blanking panel to new louver over Door ED-1</p>	
306.	<p>Ventilation to the Toilet, Cleaners Rooms - Refer to A6-001 for layout</p> <p>Provide mechanical ventilation and ceiling grille with ducted route above ceiling through builderswork hole turning at 90 degrees and through the corridor ceiling to connect to a blanking plate on the back of louvre grille above the external exit doors.</p> <p>Note that the corridor is a protected escape route and fire dampers will be required to the Cleaners room, but the toilet is not fire rated.</p> <p>Note In lobby G44b ducts coming out of the Multi purpose room also need to connect to the back of the louver over door ED -2</p> <p>Note In lobby G49b ducts coming out of the Multi purpose room also need to connect to the back of the louver over door ED -1</p>	
307.	<p>Ventilation to the Multi Purpose Rooms - Contractors deign</p> <p>Refer to A6-001</p> <p>Provide 1no Breathing building/air source heat type unit mounted in the ceiling void of each Multi purpose room to provide fresh air and mechanical ventilation.</p> <p>Provide white input and extract grilles within the ceiling tile, ducted above ceiling through builderswork hole via a fire damper through the corridor wall, turning at 90 degrees and through the corridor ceiling to connect to a blanking plate on the back of louvre grille above the external exit doors ED-1 and ED-2 , connection to the blanking plate is shared with ducts from other rooms.</p> <p>Duct sizes are to be determined by the sub contractor</p>	
308.	<p>Ventilation to the Dressing Room</p> <p>Provide mechanical ventilation and ceiling grille with ducted route above ceiling through builderswork hole and wall extractor fan/grille. this should be kept to the side of the wall in suggested position shown on A6-001 as external events Notice boards will be mounted on the face of both external walls to this room.</p>	

309.	<p>Ventilation to the top of the Kitchen Extractor hood</p> <p>The existing roof surface to the kitchen is to be removed and Steels are to be inserted spanning across the roof from the wall to the side of the corridor to the wall between the Kitchen and servery set between the existing joists, at approx. 1.2m centres – refer to A2-002 Steel/Joist layout for design intent and Structural Engineers C2C drawing 003 for actual layout and steel sizes.</p> <p>These steels are to support a metal deck and RC concrete roof slab. [this will become the floor of a future extension].</p> <p>The roof will then be insulated in Kingspan reducing insulation panels and topped with a high performance membrane roof finish.</p> <p>The roof above the dry store will not be raised as part of these works – this would be raised in the future. The roof to the kitchen is being raised now so that the Town Council do not need to close the kitchen for a long period of time whilst the upper extension is constructed in the future.</p> <p>The area above the existing kitchen and dry store would become a future bar and lounge area. Refer to Roof plan A0-11</p>	
310.	<p>The left hand Grille closest the extension appears to be the Mechanical Extract from the cooker hood. This should be raised with sheet metal and repositioned to suit the new roof deck level.</p> <p>We anticipate that in the future when the upper extension is created, this Mech vent would be lifted to the new roof, and extended with a sheet metal duct and encased in plasterboard partitions as part of the bar /lounge area. But to lose the space encasing all of these ducts taken vertically to the roof would mean would seriously affect the Clients proposed upper floor area.</p>	
311.	<p>The other grilles appear to be fresh air input to the kitchen canopy</p> <p>Allow for these to be rerouted now in flat sheet metal ducting turning 90 degrees and running sideways through the ceiling void to initially come out on a grille/s over the side Dry store roof, allow for an access panel to this sheet metal duct within the ceiling void to provide cleaning.</p> <p>When the dry store roof is raised in the future extension works this would be raised level with the kitchen roof and have a similar concrete floor constructed above. These sheet metal ducts would then be extended to vent sideways on the side elevation.</p>	
312.	<p>Ventilation/Heating to the Civic Hall Centre area – contractors design</p> <p>The Civic Hall is currently heated by four heat exchangers located in the four corners of the hall, refer to A0-006 for locations.</p> <p>These heat exchangers heat the side seating areas to the hall. G20a being 145m2 and G20b being 151m2</p> <p>This heat is insufficient to heat the hall, when an evening event starts the hall is cool and then is too hot when there are 500 people in the room, it takes time to warm up.</p> <p>In autumn and winter months when the hall is let during the day, in the morning the temperature can be 6oC and has heated up to 11oC by 10am.</p>	

	<p>There is no heating in the main original central part of the Hall which is 320m² on plan not including the stage area. The Heating therefore needs upgrading in this area.</p> <p>Explanations below are subject to contractor's design proposals and are intended to show design intent.</p>	
313.	<p>Allow to remove a wall mounted air heater on the wall to the right of door EX-05 inc cabling and making good, and set this aside handing to the Client for the TC electrician to refit this in Office G05</p>	
314.	<p>There are two high level gas heaters either side of the stage.</p> <p>Allow to remove these including all piped connections and make good.</p> <p>Hand to client. Client may ask the contractor to dispose of these.</p>	
315.	<p>Retain the existing fresh air ventilation to the hall which currently provides fresh air to 600 x 600 grilles in the ceiling over the dance floor.</p> <p>The ductwork to this passes over the stage connecting to an external duct on the rear elevation which is in poor condition and highly visible.</p> <p>Allow to reduce this duct internally before it passes through the wall</p> <p>Allow to remove the external duct as shown on the rear elevations.</p> <p>Fit a new vent with fly mesh grille at the lower level so that this is not seen from the rear car park to maintain the fresh air ventilation to the hall.</p> <p>See Section A0-14 for sketch of ventilation proposal through the roof</p>	
316.	<p>New Heating Units to Civic Hall Dance Area</p> <p>Provide a price to install 2new Units to provide air source heating and cooling to the dance floor to serve 320m².</p> <p>Controls above head height mounted on one of the central columns. [to prevent public tampering with heating control]</p> <p>There is a large void above the dancehall ceiling which can be seen on Cross section A0-014 there are no routes through from the flat roof above the side areas as when the hall was extended sideways in the 1960s large beams were put in spanning between the columns to take out the original external walls. There is no route through this structure with the except of minor cabling.</p>	
317.	<p>Protection</p> <p>Ensure that full protection is provided to the dance floor before any works are carried out, the floor would be 'expensive' to replace.</p>	
318.	<p>Hall Heating Option 1:</p> <p>Install 2no units in the ceiling void above the dance floor with 4no 600 x 600 input grilles mounted in the suspended ceiling over the dance floor. Link a fresh air duct to the back of the unit.</p> <p>This option would need removal of parts of the ceiling grid and setting aside and reinstallation of tiles to get the units into the ceiling void.</p>	

	<p>The units would need to be supported off appropriate Unistrut /steel beams spanning between the existing portal frame to the roof.</p>	
319.	<p>Hall Heating Option 2:</p> <p>The existing pitched roof over the back stage is being removed as part of the architectural works, the brick piers to the side of the area will be raised and a new concrete slab is to be installed over the stage with supports for lighting gear and stage scenery and curtains fixed into the underside of this slab.</p> <p>There is the option to install this slab at a lower level whilst still maintaining an area for lighting rigs above the stage. The wall to the front of this area would still be raised to support the building signage and conceal this area.</p> <p>This may subject to contractors' proposals and costs provide a suitable area to carry the plant Hall heating plant to heat the centre hall area with appropriate protective covering, and would be screened from view below, with just the ductwork being taken through the ceiling void to serve ceiling grilles.</p> <p>There would be the option as part of the future First floor extension proposal to extend the pitched roof over this area to provide a fully enclosed small plantroom area.</p>	
320.	<p>Radiators</p> <p>All radiators should be appropriately sized for the rooms they serve.</p> <p>Provide 1no radiator in G51 Dressing room fed from the adjacent Changing room</p> <p>Provide 1no radiator in G49b Lobby fed from the changing room</p> <p>Both of these radiators are served by the Laundry boiler</p> <p>Provide 1no radiator on G45 Disabled WC</p> <p>Provide 1no radiator in G44a Corridor 1</p> <p>These radiators are to be piped through the ceiling void from G40 Dry Store lobby Boiler</p>	

400.	Sub Structure	
401.	<p>Trail Holes</p> <p>Trial holes were dug to the rear in September to expose the existing foundations.</p> <p>The slab beneath the kitchen was found on a shallow raft foundation.</p> <p>The changing block is on a traditional footing but the soil appeared to be weak at 1m depth</p> <p>The rear wall to the stage is constructed using a precast concrete post and panel system and it was assumed precast concrete purlins and rafters tying back to the original hall rear wall.</p> <p>For the above reasons and based on soil the Structural Engineer has designed a piled raft slab to the new extension area.</p>	
402.	Loadings	
403.	The foundations and steel frame have been designed to a 4kN/m ² loading based on the Clients intended use for the future first floor extension.	
404.	<p>Wind loadings</p> <p>Wind bracing has been provided to the steel frame.</p>	
405.	<p>Short Mini Piles to Extension</p> <p>The foundations have been designed to take a two storey loading to future proof for a future upper storey extension to the rear.</p> <p>Allow for ?? no 120 dia steel driven tube mini piles to depth shown on C2C foundation layout as shown on C2C drawing 001</p>	C2C input
406.	<p>Ground Beams with Toe</p> <p>Form ground beams as shown on C2C drawings 001 (cross ref to BPA drawing A1-001) with a raft toe.</p> <p>Structural details for the foundations are shown on C2C drawing 002</p> <p>Architectural details to the foundations taken at junctions with the existing building are shown on BPA drawing A1-002</p>	C2C input
407.	<p>Raft Slab</p> <p>Form a RC concrete raft slab with loose reinforcement bars as shown on C2C drawing RC001</p>	C2C input
408.	<p>Fixing of FFL to Slab – Refer to A1-001, A1-002 and A2-020 and C2C layout and details</p> <p>Before excavations for foundations are carried out, drill a hole through the existing raft slab in the corner of the kitchen (where the new ramp is to be formed) to ascertain the depth of finishes above the top of the raft.</p> <p>It is assumed that the screed over the existing raft is 75mm thick and there is no existing</p>	First priority once commence on site

	<p>insulation.</p> <p>We are also assuming that the existing raft edge has a raft toe and the reinforced concrete would therefore be set back from the edge of the raft.</p> <p>Note: The proposed FFL has been set to align with the FFL in the changing block this would require a 1.92m long ramp at 1in12 within the kitchen escape corridor. We have a door to the accessible WC which needs to be relatively flat in front of this, we have therefore had to split the ramp length into two.</p> <p>Once this investigation has been established, we may opt to lift the top of raft and FFL and move part of this ramp requirement to Lobby G49b formed between the two internal doors and the opening into the existing building, if the full length of the ramp can't be achieved in G44.</p> <p>Formation of this screeded ramp is shown on BPA drawing A2-020</p>	
409.	<p>Membrane</p> <p>As there was organic matter and black soil when the ground investigations were carried out, please install a carbon dioxide and methane gas barrier above the slab.</p>	
410.	<p>Floor Insulation</p> <p>Lay 45mm Kingspan K103 insulation above with 25mm insulation strips turned up at the edge of the screed.</p>	
411.	<p>Screed</p> <p>Lay a sand cement screed min 75mm in depth, reinforced with A98 mesh.</p>	C2C input
450.	<p>Superstructure</p>	
451.	<p>Steel frame</p> <p>The steel frame has been designed to accommodate a two storey loading at 5kn/m2 imposed load, as shown on C2C drawing 003.</p> <p>Provide a cap plate to all columns to allow for future upper storey column connection</p> <p>A 3D model of the steel frame is shown on BPA drawings A2-010 for information only.</p>	C2C input
452.	<p>Assumed Timber Roof Joist Layout to Existing Kitchen – refer to BPA A2-002</p> <p>As one of the first priorities when work starts on site.</p> <p>Take down the existing suspended ceiling tiles to the kitchen, retaining the ceiling grid. Investigate depth and spacing of existing timber joists. It is proposed to install new steel beams to span between the existing timber roof joists. The new steel beams are to be supported on the existing walls and will support the new concrete roof deck (future floor slab).</p> <p>Existing fresh air ventilation ducts to the cooking canopy hood currently come through the roof deck, the mechanical extract vent is positioned sufficiently close to the wall to allow this to be taken up to the future roof deck and enclosed in the future first floor plan.</p> <p>It is proposed that the fresh air intakes are turned at 90 degrees within the floor zone and taken sideways with the depth of the floor initially to the side wall junction with the dry store. In the future when the dry store roof is raised these ducts would be taken to the</p>	First priority

	<p>external wall.</p> <p>An assumed floor joist and steel strengthening layout together with steel frame roof structure is shown on BPA drawing A2-002</p>	
453.	<p>Steel Beams to Kitchen Roof</p> <p>Temporarily set aside the kitchen ventilation equipment.</p> <p>Strip off the existing roof felt and timber roof deck.</p> <p>Allow to install 6no steel beams spanning between the side wall the Civic Hall and the raked existing wall between the corridor including installing concrete padstones and raising the store walls between the steels.</p> <p>Steels should be at max 1.2m centres or at centres as directed by the Structural Engineer set between the existing timber roof joists.</p> <p>This will set the top of steel levels for the remainder of the proposed concrete roof slab and form the underside of the roof slab. This will also confirm the hight of steel columns. It is therefore important that this information is determined to allow steel frame to be ordered.</p> <p>A design decision to raise the kitchen roof now was made as the Client did not want to step down any floor levels on the upper storey. the kitchen is to be closed for these works to be carried out, but this involves loss of revenue to the Town Council. Putting in the concrete roof/floor slab now would minimise disruption for the kitchen when the future upward extension is carried out.</p>	
454.	<p>Timber Roof Structure</p> <p>Form a timber roof structure and 18mm plywood board over the proposed Disabled WC with 38x220mm C16 timbers spanning between the existing kitchen east wall and proposed external east wall, cutting the joists at the block wall to the Disabled WC. The cleaners store will be removed when a future upper floor extension is proposed to allow a staircase to be formed.</p> <p>Allow for 3no timbers at lower level to support ceiling grid</p> <p>A section of the future staircase will be drawn before start on site to determine height, the intention would be that in the future two lengths of PC concrete stair are dropped in with an insutu cast landing , the first flight of stairs would replace the cleaners room and this cleaners room would move above it, and the secnd flight from half landing would pass over the disabled WC to first floor level .</p>	
455.	<p>Future Proposed Steel to Dry Store roof – not within this contract</p> <p>The Dry store roof will be raised in the future extension works in a similar manner to the kitchen. A design decision was made not to raise this roof at this time because:-</p> <p>1) this would be visible on the external elevation and require a more detailed planning amendment to be made, 2) this area may need to provide penetrations for service ducts from below, 3) provision of dumb waiter, 4) a future larger boiler may be required.</p>	
456.	<p>Future Proposed Steel to Changing /Toilet block roof – not within this contract</p> <p>The Changing block roof will be raised in the future extension works in a similar manner to the kitchen. A design decision was made not to raise this roof at this time because:-</p>	

	<p>1) this would be visible on the external elevation and require a more detailed planning amendment to be made, 2) the first floor here is likely to provide additional toilets but until the final layout for the upper floor and the full extent of provision is determined, this area cannot be planned to allow the floor upgrading to be positioned to suit services that would drop through to the floor area below.</p>	
<p>457.</p>	<p>Support for Water Tank at HL dry store lobby</p> <p>The formation of opening DG-05 from the dry store lobby into the new delivery entrance and installation of the partition to separate the dry store from this lobby affects the platform above the boiler. A short masonry nib is to be removed to allow the opening to be formed in the shallower depth of wall sufficiently over to allow the bin store wall to be positioned.</p> <p>It is suggested that a timber post is incorporated in the new partition to allow a horizontal timber to span between the external wall over DG-05 and this partition post to retain the water tank platform</p>	
<p>460.</p>	<p>External Walls</p>	
<p>461.</p>	<p>Repairs to Outer Wall to Changing room facing the pay meter shown on Proposed elevation A0-007</p> <p>Cut out 5 courses of facing brickwork in no more than 0.5m2 of brickwork at a time and replace blow brickwork including repointing. Apply arbosil to the brickwork</p> <p>Fit an Aco drain into the pavement at the base of this wall to take water splash back away from the wall.</p>	
<p>462.</p>	<p>Facing brickwork</p> <p>The proposed facing brick for the external walls has been selected from a number of samples to match the brickwork to the changing block wall which would be seen together with the proposed extension.</p> <p>Ibstock Etruria mixture</p> <p>The Ibstock rep has been provided with the details of the selected brick and the quantity of brick required, the rep is aware that the bond is Flemish.</p> <p>Mortar mix 1.1.6</p> <p>Contact: Joshua Cox, Tel: 07917 553888, Email: Joshua.cox@ibstock.co.uk</p>	

463.	<p>Brickwork below DPC</p> <p>Due to the soft nature of the facing brick and the presence of tarmacadam surfaces directly against the wall the external leaf of the walls up to 2 courses above DPC [at least 150mm above any ground levels] should be constructed in red engineering brickwork.</p>	
464.	<p>External Wall type A</p> <p>Ibstock Etruria mix in Flemish bond and flush mortar finish</p> <p>125mm Knauf Dritherm cavity slab 37</p> <p>100 Celcon standard grade block</p> <p>25mm GTEC dryliner</p> <p>15mm Megadeco plasterboard with taped and jointed finish – painted</p> <p>The cavity facing the Kitchen delivery lobby is to be reduced to 100mm and will be insulated in 100mm Knauf Dritherm cavity slab. This room is unheated but the insulation will provide a comfort level to this room.</p>	
465.	<p>External wall Type B</p> <p>Weberpral M One Coat through coloured render with ashlar cut joints set at 430mm 8 course spacing with a top band aligned with the top of the window and door line, 7 courses high. Colour Pearl Grey</p> <p>75mm H+H Celcon Standard Grade Aircrete concrete block - render quality</p> <p>125mm Knauf Dritherm cavity slab 37</p> <p>100 Celcon standard grade block</p> <p>25mm GTEC dryliner</p> <p>15mm Megadeco plasterboard with taped and jointed finish – painted</p>	
466.	<p>External Wall Type C</p> <p>Ibstock Etruria mix in Flemish bond and flush mortar finish</p> <p>125mm Knauf Dritherm cavity slab 37</p> <p>102.5mm White glazed brick facing the bin store</p>	
467.	<p>External Wall Type D</p> <p>102.5 White glazed brick facing the bin store</p> <p>100mm Knauf Dritherm cavity slab 37</p> <p>100 Celcon standard grade block</p> <p>15mm Megadeco plasterboard with taped and jointed finish – painted</p>	
468.	<p>External Wall Type J - Back of Stage at First Floor Level</p> <p>140mm blockwork wall constructed within the flange of the steel, and an 45mm Kingspan K5 insulation board fixed to the front face of this to achieve a 0.26 W/m2.K, which is to be rendered with Weberpral M One Coat through coloured render finished in colour Earth Red.</p>	

469.	<p>Parapet Walls</p> <p>All parapet walls will be insulated cavity walls taken up to the underside of the cavity tray which will sit below the coping. The parapets will either be faced externally with a brick outer leaf up to a stone effect banding which will be fixed to a 75mm deep concrete block outer leaf. The roof insulation and single ply membrane will be taken up to the back of the parapet and dressed into the DPC below the coping above.</p>	
470.	<p>Coping Stone</p> <p>To do</p>	To do pending phone call
471.	<p>Roof Flashings</p> <p>Fit a membrane coated metal sheet formed offsite to form a drip edge to the insulated roof upstand at the parapet and abutments. The formed coated metal sheet is to be bonded into the blockwork below the DPC and the DPC dressed over the top of formed metal drip at the parapet. Form a cavity tray below the coping and taper down to the external leaf of the parapet. For abutments dress the coated metal sheet of the insulated upstand and membrane.</p>	
472.	<p>Building Signage</p> <p>Fit polished gold effect stainless steel 3D letters, 700mm high and 40mm thick. CIVIC HALL lettering in Times New Roman lettering style, fitted flush.</p>	
473.	<p>Roof Slab</p> <p>Lay 100mm A142 mesh reinforced RC28/35 concrete cast onto Kingspan Multideck MD50-V2. The metal deck is to be fixed to the top of the steel work with hilti shot fired connectors at 300mm centres.</p> <p>Along grid line SC the Roof slab is to pass over the steel beam with external Wall Type J constructed off this – clause 468</p> <p>Prior to the installation of the vapour control layer the surface should be suitably primed, in accordance with the primer manufacturer’s instructions prior to the application of a suitable proprietary adhesive system, used to bond the vapour control layer to the deck.</p> <p>This roof slab will become the future Floor slab to an upward extension.</p>	
474.	<p>Roof Lights</p> <p>Fit 4no Coxdome Fixed Flat Rooflights CFG12, finished opening size 1200x2200mm with a 160mm uPVC integral vertical upstand.</p> <p>Dress roof finish up the external face of the upstand.</p> <p>For steel trimmers to these rooflights refer to C2C Steel layouts</p>	
475.	<p>Roof Insulation</p> <p>Lay Kingspan Thermapter TT47 Tapered roof insulation to be designed by Kingspan Insulation or similar approved and fitted over a min 1000 gauge vapour control layer polythene sheet. Boards of Kingspan Thermataper® TT47 should be secured to the deck using mechanical fixings e.g. telescopic tube fasteners.</p> <p>Rooflight kerbs should be insulated with the same thickness of TT47.</p>	

	Provide a 25mm thick Kingspan Thermarroof® TR27 upstand around the perimeter of the roof on the internal façade of parapets.	
476.	<p>Roof Membrane</p> <p>Lay a Sarnafil (or similar approved) PVC Membrane (S327-EL) mechanically fastened with the Sarnabar fixing system using SBT tubes and appropriate fasteners, before being weathered with a 200mm wide coverstrip, hot air welded on both sides.</p> <p>The mechanically fixed membrane has been specified so that it is easier to lift at a later date, to allow for an upper storey future extension.</p> <p>Provide preformed perimeter upstands where shown on the 20-051_A0-011_Proposed Detailed Roof GA Plan and edging fillets to parapets and abutments.</p>	
477.	<p>Roof Guarding Permanent</p> <p>Fit approx. 7m length of KeeGuard Guardrail system, unrestrained and fitted with PVC feet that do not penetrate the roof's membrane. The system is installed with rubber matting bonded to the underside of metal components which come into contact with the roof membrane.</p> <p>In some cases the counter weight and base foot have sacrificial pads placed between the edge protection components and the roof membrane. This protects the roof membrane from damage via heat transfer or direct contact with components. On warm deck roof construction specifications pedestrian tiles are recommended to be placed where base feet and counter weights are in contact with the roof membrane.</p>	
478.	<p>Roof Guarding Collapsible</p> <p>Fit approx. 15m length of KeeGuard Foldshield system with hinged base with locking pins unrestrained and fitted with PVC feet that do not penetrate the roof's membrane. The system is installed with rubber matting bonded to the underside of metal components which come into contact with the roof membrane. In some cases the counter weight and base foot have sacrificial pads placed between the edge protection components and the roof membrane. This protects the roof membrane from damage via heat transfer or direct contact with components. On warm deck roof construction specifications pedestrian tiles are recommended to be placed where base feet and counter weights are in contact with the roof membrane.</p> <p>This length of guarding is to be positioned above the Multi purpose rooms and is collapsible as it passes in front of the building signage. This should be erected where any access is required to services, or to change filters to AC units .</p> <p>Where users need access beyond this point to clean the parapet gutter they should clip onto this guarding with an appropriate fall arrest harness.</p>	
479.	<p>Insulated Parapet Gutters</p> <p>The insulated parapet gutters will be designed as part of the tapered roofing insulation design. All proposed roofs will have a 1:80 fall towards the east elevation.</p>	
480.	<p>Spigots and Downpipes</p> <p>Fit uPVC downpipes from the lower roof slopes of the proposed extension in locations shown on the 20-051_A1-004_Surface Water Drainage Plan. All downpipes are to be fitted</p>	

	internally and are to be lagged and boxed in. The downpipes are to be fitted to vertical rainwater outlets with an integral dome grate.	
481.	Downpipes and Hoppers to Upper Wall The planning approval shows the downpipes and hoppers to service the upper roof above the existing stage are black cast iron style, we are proposing to amended these to steel hoppers and downpipes, sprayed in to match the colour of the proposed wall render, pearl grey colour.	
482.	Fascia and Soffit Replacement The existing timber fascia and soffit to the south elevation above the existing store and changing room have warped and delaminated. Replace the existing timber fascia board and soffit like for like and paint white to match the existing timber fascia and soffit to the south elevation.	
483.	Flashings to Changing Block Roof Level Change The proposed main roof level will sit above the existing changing block roof, form an edge upstand and dress the single ply membrane over the existing roof finish and mechanically fix.	
500.	Openings and Opening Schedules	
501.	External Door Openings	You are Here
502.	Automatic Door Operation	
503.	Magnetic Locks to Rear Entrance Doors	
504.	Green Break Glass	
505.	Means of Escape Break Glass Call points	
506.	Intercom to Rear Access	
507.	External Windows	
508.	Internal Openings	
509.	Acoustic Room Divider	
510.	Ironmongery	
550.	Internal Areas	
551.	Internal Partition Type E To do	
552.	Internal Partition Type F To do	
553.	Internal Partition Type G To do	
554.	Internal Partition Type H	

	To do	
555.	Skirtings	
556.	Architraves	
570.	Finishes	
571.	Floor Finishes	
572.	Internal Wall finishes	
573.	Power Data and Switches – refer to clause ref	
580.	Ceilings and HL Services	
581.	Ceilings refer to drawing A6-001	
582.	M&E Cross references Refer to clauses 200+ for all electrical Services Refer to clauses 300+ for all Mechanical services Refer to clause 213 for ceiling mounted Wi Fi Access points to both Multi Purpose rooms Refer to clause 215 for Lighting Refer to clause 216 for Prescence detectors Refer to clause 217 for Projector and Screen connections Refer to clause Heating – cross ref Refer to clause Ventilation – cross ref Refer to clause Fire Alarm and Smoke Detection – cross ref	
583.		
584.		
600.	Fixtures	
601.	Fixtures Categories Group 1: Contractor supply and fit Group 2: Client Supply – Contractor Fit Group 3: Contractor provide infastructure/M&E – Client fit Group 4: Client Fit items set aside for reuse	
602.	Sanitaryware To do	
603.	Alterations to the Laundry The laundry has been stripped out of all unwanted fixtures including a domestic washing	

	<p>machine that was not fit for purpose. This room contains a boiler on the outer wall and a base unit with sink which is in a dilapidated condition.</p> <p>A double seal manhole cover is in the floor</p> <p>Adjust the hot and cold water adjacent to the boiler and provide a washing machine stand pipe and electric socket and any isolation switch suitable for an industrial washing machine – Group 3</p> <p>Remove the existing counter top and sink and fit a new countertop and 2no 500 Howdens base units with white doors, along the back wall with stainless steel sink no drainer and a new pair of bib taps. - Group 1</p> <p>Fit power supply on the side wall including any isolation switches suitable for an industrial dryer , provide ventilation for dryer in the side wall - Group 3</p> <p>In the HL wall opening above the dryer fit a VentAxia Carbon Low response extractor fan. This is a permanent fan that can be adjusted to provide ventilation suitable for this rooms use.</p> <p>Floor finishes and decorations described elsewhere</p>	
604.	<p>Means of Escape and Signage</p> <p>Emergency Exit Statutory Signage</p> <p>In addition to the maintained Emergency exit signage specified above provide Statutory luminescent Fire exist signs mounted on the wall above doors beneath ceilings as shown on drawing A6-001</p>	
605.	Noticeboards	
606.	Statutory Signage	
700.	External Works	
701.	Sign post	
702.	Pavement and Kerbs	
703.	Bicycle Storage	
704.	Car Park Surface	
705.	Car Park Drainage	
706.	Car Park White and Yellow Lining	
707.	Ballustrade	
700.		
701.		

Record of revisions