

Schedule Of Works

Nantwich Civic Hall


Rear Extension and Internal Works

12 October 2020



V1	21 Oct 2010	Tender issued - complete to clause 500 page 37	BSP
V2		<p>Clauses 500 to 507, completed</p> <p>Clause 163 added relating to R&D survey</p> <p>Clause 401A added to clarify the Engineers comments in relation to ground investigations</p> <p>Clause 411 clarification of screed depth specified by Engineer</p> <p>Clause 453 enhanced following receipt of C2C steel layout and contractors query relating to padstones and the kitchen ceiling.</p> <p>Clause 462 clarifies Flemish brick bond as shown on elevations.</p> <p>Clause 470 Copings – Haddonstone quote supplied 22/10/2020</p> <p>List of C2C Tender drawings added following receipt 29 Oct 2020</p>	SS/BSP
V2	8 Nov 2020	Issued to Client to post on Contracts Finder	
V3	15 Nov 2020	The following clauses have been summarised for the purposes of price breakdown :- 508 to 711 this information is shown on drawings issued with the original tender documents.	


A13	DESCRIPTION OF THE WORK	Cost
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 Servery 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. 	

		
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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 existing 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) h) Structure is designed to support a future upper extension. 	

	<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> <ul style="list-style-type: none"> a) Form a ramp between the dance floor and side seating area – timber flooring (ideally completed in Dec/ Jan) b) Alterations to the kitchen to erect a wall to form a Means of Escape corridor (ideally completed in Jan) c) Alterations to the Dry store to form a new opening through the rear wall into the delivery entrance lobby, plus sundry items. d) Formation of a partition and door to separate the dry store e) Widening of a door opening into the laundry and electrical & vent works to provide commercial washer and dryer f) Widening of a door openings to back of stage area 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 h) Alterations to vents onto the flat roof to the kitchen i) Installation of a concrete roof above the kitchen area to allow for future first floor extension 	
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 cowl</p>	
134.	<p>9 Alterations to the rear car park area to</p> <ul style="list-style-type: none"> 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 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 c. 11 of these spaces would be compliant disabled/parent and child spaces. 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. 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 f. Provision of a yellow cross hatched delivery zone to the rear of the Civic Hall g. Provision of a zone for motorbike parking h. Provision of bicycle hoops i. Hooped guarding's to rear access doors 	

135.	 <p>Proposed 3D image</p>																	
136.	<p>Drawings</p> <p>A drawing issue sheet has been issued with the Tender documents.</p> <p>The list of drawings below will be adjusted to reflect any additional drawings issued during the tender period to become the contract set.</p> <p>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> <p>A0-001 Site Location Plan</p> <p>A0-002 Existing Site Block Plan</p> <p>A0-003 Proposed Site Block Plan</p> <p>A0-004 Existing Ground Floor OA GA Plan</p> <p>A0-005 Existing Elevations</p> <p>A0-006 Proposed Ground Floor OA GA Plan</p> <p>A0-007 Proposed Elevations</p> <p>These will become the approved Planning drawings</p>																	
138.	<p>Architects Technical Design Drawings</p> <p>Complete List and add revisions before printed as Contract set Dec 2020</p> <p>General Arrangement</p> <table><tr><td>20-051-BPA-CH-DR-A0-002</td><td>Existing Site Block Plan</td></tr><tr><td>20-051-BPA-CH-DR-A0-003</td><td>Proposed Site Block Plan</td></tr><tr><td>20-051-BPA-CH-DR-A0-004</td><td>Existing Ground Floor OA GA Plan</td></tr><tr><td>20-051-BPA-CH-DR-A0-005</td><td>Existing Elevations</td></tr><tr><td>20-051-BPA-CH-DR-A0-006</td><td>Proposed Ground Floor OA GA Plan</td></tr><tr><td>20-051-BPA-CH-DR-A0-007</td><td>Proposed Elevations</td></tr><tr><td>20-051-BPA-CH-DR-A0-008</td><td>Ground Floor Demolition Plan – removed items shown red</td></tr><tr><td>20-051-BPA-CH-DR-A0-009</td><td>Demolition Elevations – removed items shown red</td></tr></table>	20-051-BPA-CH-DR-A0-002	Existing Site Block Plan	20-051-BPA-CH-DR-A0-003	Proposed Site Block Plan	20-051-BPA-CH-DR-A0-004	Existing Ground Floor OA GA Plan	20-051-BPA-CH-DR-A0-005	Existing Elevations	20-051-BPA-CH-DR-A0-006	Proposed Ground Floor OA GA Plan	20-051-BPA-CH-DR-A0-007	Proposed Elevations	20-051-BPA-CH-DR-A0-008	Ground Floor Demolition Plan – removed items shown red	20-051-BPA-CH-DR-A0-009	Demolition Elevations – removed items shown red	
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20-051-BPA-CH-DR-A0-011	Proposed Detailed Roof Plan	
20-051-BPA-CH-DR-A0-013	Longitudinal Section AA	
20-051-BPA-CH-DR-A0-014	Cross Section BB	
20-051-BPA-CH-DR-A0-015	3D View as Proposed	
20-051-BPA-CH-DR-A0-016	3D Axonometric Plan as Proposed	
Sub Structures: These drawings must be read in conjunction with C2C drawings		
20-051-BPA-CH-DR-A1-001	Proposed Foundation Setting Out Plan	
20-051-BPA-CH-DR-A1-002	Proposed Raft Foundation Details	
20-051-BPA-CH-DR-A1-003	Foul Drainage Plan	
20-051-BPA-CH-DR-A1-004	Surface Water Drainage Plan	
200525-C2C-P-00-DR-S-006-P01	Pile Setting Out	
200525-C2C-P-00-DR-S-RC001-P01	Reinforcement Layout	
200525-C2C-P-00-M2-S3-001-P01	Foundation Layout Rear Extension	
200525-C2C-XX-XX-BBS-S-RC001	Bar Schedule	
Super Structure:		
20-051-BPA-CH-DR-A2-001	Proposed Brick and Block Set Out Plan	
20-051-BPA-CH-DR-A2-002	Proposed roof steel/joist layout	
20-051-BPA-CH-DR-A2-010	Proposed 3D Steel model – for info only SEE C2C drawing	
20-051-BPA-CH-DR-A2-020	Proposed Corridor Ramp	
200525-C2C-P-00-M2-S3-002-P01	Ground Floor Layout to Rear Extension	
200525-C2C-P-00-M2-S3-003-P01	Detail Sheet 01	
200525-C2C-P-00-M2-S3-004-P01	Detail Sheet 02	
200525-C2C-P-00-M2-S3-005-P01	Detail Sheet 03	
Openings Components		
20-051-BPA-CH-DR-A3-001	Pictorial Schedule External Doors	
20-051-BPA-CH-DR-A3-002	Pictorial Schedule External Windows	
20-051-BPA-CH-DR-A3-005	Pictorial Schedule Internal Door Types A	
20-051-BPA-CH-DR-A3-006	Pictorial Schedule Internal Door Types B	
20-051-BPA-CH-DR-A3-007	Pictorial Schedule Internal Door Types C	
20-051-BPA-CH-DR-A3-008	Pictorial Schedule Internal Door Types D	
20-051-BPA-CH-DR-A3-009	Internal Door Tabular Schedule – not issued for tender	
Finishes		
20-051-BPA-CH-DR-A4-001	Floor Finishes Schedule - Ground Floor	
20-051-BPA-CH-DR-A4-002	Accommodation Schedule – For information only	
20-051-BPA-CH-DR-A4-003	Proposed Main Hall Ramp	
Reflected Ceilings		
20-051-BPA-CH-DR-A6-001	Reflected Ceiling Plan – Ground Floor	
Fixtures and Fittings		

	<p>20-051-BPA-CH-DR-A7-001 Fixtures and Fittings Layout – not for tender see Schedule of Works for pricing</p> <p>Fire Strategy</p> <p>20-051-BPA-CH-DR-A8-001 Fire Strategy Plan – Ground Floor</p> <p>External Works</p> <p>20-051-BPA-CH-DR-A9-001 Proposed Rear Car Park Works</p> <p>20-051-BPA-CH-DR-A9-002 Pedestrian Path Detail</p> <p>20-051-BPA-CH-DR-A9-010 Site Constraints Plan</p>	
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 servery could be open in late 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 acknowledge that deliveries would need to be carried out through the hall for a period of time until it was safe to deliver from the rear.</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>Use of these toilets by the contractor is to be agreed with the Client</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.	General Requirements	
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>	

	Any parked vehicles should not prevent use of the public car park or access to adjacent buildings	
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 heras 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 heras 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.</p> <p>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 	
163.	<p>R&D Survey</p> <p>The Client will request quotes for an R&D survey to be carried out prior to demolition in the works area, make an allowance for the cost of this survey in your tender sum.</p>	



170.	Services in General	
	Services relating to rooms and ceiling voids are specified in the relevant sections of the Schedule of works.	
171.	Fire Alarm - Contractors design Allow to extend the existing fire alarm system into the extension from the existing building areas. Fit sensors in corridor G44b, G49b, both Multipurpose Multi Purpose rooms 47a and 47b, Kitchen delivery entrance G42.	
172.	CCTV The building is covered by CCTV monitoring. 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.	
173.	Water – Contractors design 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 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. 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. Provide 15mm hot and cold water connection to semi recessed sink within vanity unit. G50 Cleaner: Allow for 15mm hot and cold water connection to bib taps to high back cleaners sink G45 Assisted WC: Allow for 15mm hot and cold water connection to wall mounted sink, and cold water connection to WC G46 Cleaner: Allow for 15mm hot and cold water connection to bib taps to high back cleaners sink 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	
174.	G39 Kitchen: 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. Client to confirm whether this work will be carried out outside this contract.	




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 gas 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</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>	

	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	
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 into the top of the screed.</p> <p>We were able to lift 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 is 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 entrance 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.	Balloon guards should be fitted to all roof outlets- allow for 5no	
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>	




A13	DESCRIPTION OF THE WORK	Cost
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.	<p>Electrical Works – Contractors Design</p>	
201.	<p>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.</p>	
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>	

A13	DESCRIPTION OF THE WORK	Cost
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.	<p>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> <p>Allow for signage to redirect the public to other meters whilst this pay meter is out of action.</p>	
206.	<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> 	
207.	<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.</p>	

	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.	
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> 	

A13	DESCRIPTION OF THE WORK	Cost
	<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</p> <p>Fire blanket</p> <p>Yellow break glass</p> <p>Insect detector to be repositioned over new kitchen door</p> <p>Relocated light switches</p> <p>Fuse board to be relocated/replaced over new kitchen door on partition</p> <p>Meter cabinet, Signage</p> <p>Blue box x 2no ??</p> <p>Pipe drops servicing dishwasher</p> <p>Dishwasher stop switch</p> <p>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</p> <p>Gas meter and associated equipment in large timber wall mounted cupboard</p> <p>Incoming gas main</p> <p>Maintained fire sign to be moved over new kitchen double doors.</p> <p>Fire extinguisher</p> <div data-bbox="798 248 1099 477" data-label="Image"> </div> <div data-bbox="798 510 1026 813" data-label="Image"> </div> <p>Discuss with Client, is Client going to do this work outside the contract</p> <p>And contractor to do associated services adjustments.</p> <p>Artist and Tradesmen agreement ?</p> <p>– see below</p> <div data-bbox="798 1261 1026 1563" data-label="Image"> </div>	
211.	<p>Telephones</p> <p>There are no telephones in the rear of the building</p>	
212.	<p>WiFi</p> <p>Allow for Wi Fi switch /routers at HL in both Multi Purpose Rooms connected back to the Civic Hall existing system</p>	
213.	<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>	

214.	<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</p> <p>300 dia Sigma LED light mounted on the underside of the ceiling tile/ceiling, fitted with opal polycarbonate diffuser.</p> <p>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> 	
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	<p>Type E – Maintained Emergency Exit Signage</p> <p>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</p> <p>Wall mounted circular LED lights mounted adjacent to Rear elevation external doors</p> <p>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</p> <p>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>		

A13	DESCRIPTION OF THE WORK	Cost
218.	Light Switches Fit Single Light switches to rooms G45, G46, G60, Adjust position/new of light switch to G51 Dressing room Adjust position of light switches to G39 Kitchen Adjust position of light switch to G41 Dry Store Fit two way Light switch x 2no to G42 Delivery entrance and boiler lobby Fit two way Light switch x 2no Corridor G44a and G44b Fit two way Light switch x 2no to Corridor G49a and G49b (adjusting light switching) Fit two way Light switch x 2no to G47a and G47b	
219.	Data Sockets WiFi access points and switch router are to be fixed to ceiling in G47a and G47b as shown in clause 213 Fit 1no data point in ceiling to room G47b & 1no double data high level media wall to G47b	
220.	Smoke Detection refer to A6-001 and Sections Provide smoke detectors to all new rooms as shown on the reflected ceiling plans Allow for smoke detection to all ceiling voids in excess of 800mm in height.	
221.	Fire Alarm Call Points and Break Glass Refer to clause 480+	
222.	Any more electrical works to describe check	
300.	Mechanical Works – contractors design	
301.	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. Contact: Tim Gask t-gask@bry-kol.co.uk The contractor may also provide pricing from his own preferred sub contractors and is not instructed to use this sub contractor.	
302.	Alterations to incoming Gas Main 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	

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.



Contractor to apply to Cadent/United Utilities for altered connection

This will then allow the Gas meter and associated connections and cupboard to be mounted at high level in the delivery lobby



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.

Allow for adjustments to reinstate 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.

	<p>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.</p> <p>A more direct route straight across the flat roof would not be acceptable as this would involve more alterations in the future.</p> 	
303.	<p>Existing Ground Based AC Units</p> <p>Relocate 3no ground based AC units from the rear of the garage to the first floor roof including all associated cabling.</p> <p>These have been shown on the roof plan A0-011 located to the left of the rooflights, please 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 builders work hole turning at 90 degrees and through the corridor ceiling to connect to a blanking plate on the back of louver 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>	

	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	
307.	<p>Ventilation to the Multi Purpose Rooms - Contractors design</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 builders work 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 builders work 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.	Trail Holes <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>	
401 A	Ground Investigation Report <p>A ground Investigation and bore hole survey has not been carried out. The Structural Engineer clarifies that</p> <p>C2C have performance specified piles and the pile locations, design loads and pile type. The pile type specified is a driven shell tube minipile, which are a self-testing pile driven to practical refusal or a 'set', and as such do not necessarily require boreholes and geotechnical design.</p> <p>In this case, there is no warranty provider (NHBC etc) who usually stipulate a geotechnically designed pile (i.e. requires borehole logs), and providing that Building Control are happy with the driven piles with no boreholes, C2C are satisfied that there is no requirement for intrusive site investigation.</p> <p>C2C visited site to inspect shallow trial holes and found that the ground below around 1m depth was dark brown very soft silty clay. This is typical of Nantwich Town centre where soft clays over-lie firmer clays and glacial till at around 3 to 6m.</p> <p>If the piling contractor still requires site investigation, they should include for the cost.</p>	
402.	Loadings	
403.	The foundations and steel frame have been designed to a 4kN/m2 loading based on the Clients intended use for the future first floor extension.	
404.	Wind loadings <p>Wind bracing has been provided to the steel frame.</p>	
405.	Short Mini Piles to Extension <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 35 no 120 dia steel driven tube mini piles to depth shown on C2C foundation layout as shown on C2C drawing S-006 and S3-001</p>	C2C input

A13	DESCRIPTION OF THE WORK	Cost
406.	<p>Ground Beams with Toe</p> <p>Form ground beams as shown on C2C drawings S3-001 (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 , incorporating 150mm depth reinforced slab with raft toe as shown on C2C drawing S3-001</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 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 taking up the difference in level of 160mm, 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>	First priority once commence on site
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> <p>[this depth takes precedence to notes on Architects drawings]</p>	C2C input

450.	Superstructure	
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 S3-002 to 005.</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 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>	First priority
453.	<p>Steel Beams to Kitchen Roof</p> <p>Temporarily set aside the kitchen roof 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. Steels are shown on C2C drawings S3-002 passing either side of the kitchen ventilation roof plant spanning between the main kitchen walls. Refer to BPA drawings A2-002_T2 which shows the anticipated positions of timber roof joists between which the steels are to be positioned.</p> <p>We acknowledge that ceiling grid would need to be removed to facilitate installation of the concrete padstones. The ceiling grid would be taken down in the area where the corridor is formed in any case which will free up access to padstones to be installed in the existing side wall which would be come the corridor wall.</p> <p>We do not anticipate that the kitchen extract hood would need to be taken down as this is supported from the timber roof joists.</p> <p>The Steels and roof slab to be cast over these will set the top of steel levels for the remainder of the proposed concrete roof slab and form the underside of the roof slab.</p>	

	<p>This will also confirm the height 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 and Delivery Entrance 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 insitu cast landing , the first flight of stairs would replace the cleaners room and this cleaners room would move above it, and the second 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>	
457.	<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> 	

A13	DESCRIPTION OF THE WORK	Cost
	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	
458.	<p>Fire protection to Steelwork</p> <p>At this time the extension is a single storey extension with no Means of Escape passing above it. A concrete roof slab protects structure from above, no Intumescent paint protection to steelwork is therefore required</p> <p>However the Client does intend to install a future first floor extension. Please advise extra over cost for intumescent treatment of steelwork to support the upper storey roof now rather than retrospectively.</p>	
460.	External Walls	
461.	<p>Repairs to Outer Wall to Changing room</p> <p>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>	
462.	<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>Brickwork bond is to be Flemish to match the existing elevations shown below. The brick should be metric and does not need to be imperial.</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>	

A13	DESCRIPTION OF THE WORK	Cost
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</p> <p>5 brick course spacing with a top band aligned with the top of the window and door line, 7 brick 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. 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>Fit reconstructed stone coping to parapet wall to new extension only consisting of :-</p> <ul style="list-style-type: none"> • Weathered coping 89/76 x 440 x 900long • Coping corner stone – 3no • Band below the coping to outer brick face 100 x 140mm • Pointing mix to match the stone • Drawings for CA approval will be provided by Haddonstone <p>This coping is intended to mirror in a contemporary way the copings to the main front two storey block facing Market square.</p> <p>A supply only quotation obtained from Haddon Stone has been provided as part of tender documentation in the sum of £6388.30</p> <p>Contractor to allow for fixing cramps and installation of the coping</p> <p>These coping stones are intended to be lifted and reinstalled when the upper storey extension proceeds in the future.</p>	
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 Thermapter® 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> <p>Provide a 25mm thick Kingspan Thermaroof® TR27 upstand around the perimeter of the roof on the internal façade of parapets.</p>	
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> <p>An alternative quote has been requested from Iko for their comparable single ply membrane [mechanically fixed] and tapered insulation.</p>	
477.	<p>Roof Guarding Permanent - refer to roof plan A0-011</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 - refer to roof plan A0-011</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>	




	Where users need access beyond this point to clean the parapet gutter they should clip onto this guarding with an appropriate fall arrest harness.							
479.	Insulated Parapet Gutters 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.							
480.	Spigots and Downpipes 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 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 amend 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/laundry room 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 Entrance and Exit Door Openings - refer to External door Schedule A3-001 All External doors on the rear elevation are PPC coated Aluminium RAL 7012 <table border="1"> <tr> <td>Type 1</td><td> ALUK GT55 TB Commercial Doors PPC Coated Aluminium double doors outward opening with Pair of 400mm D style push and pull handles both sides of the door [4no] and two lines of manifestations PPC coated louvered overpanel with blanking plate fixed to reverse side for fixing of mechanical ducting Pair of D Style hooped guarding's set in the pavement on both sides of the external face of the door </td><td></td></tr> <tr> <td>Type 2</td><td> ALUK GT55 TB Commercial Door PPC Coated Aluminium single doors outward opening with Pair of 400mm D style push and pull handles both sides of the door [2no] and two lines of manifestations </td><td></td></tr> </table>	Type 1	ALUK GT55 TB Commercial Doors PPC Coated Aluminium double doors outward opening with Pair of 400mm D style push and pull handles both sides of the door [4no] and two lines of manifestations PPC coated louvered overpanel with blanking plate fixed to reverse side for fixing of mechanical ducting Pair of D Style hooped guarding's set in the pavement on both sides of the external face of the door		Type 2	ALUK GT55 TB Commercial Door PPC Coated Aluminium single doors outward opening with Pair of 400mm D style push and pull handles both sides of the door [2no] and two lines of manifestations		
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Type 2	ALUK GT55 TB Commercial Door PPC Coated Aluminium single doors outward opening with Pair of 400mm D style push and pull handles both sides of the door [2no] and two lines of manifestations							

		PPC coated louvered overpanel with blanking plate fixed to reverse side for fixing of mechanical ducting		
	Type 3	ALUK Optio G58D PPC coated Aluminium single door with glazed upper panel and insulated bottom panel to Delivery entrance. 300mm Push/pull handle on both sides of the door. NO manifestations required No overpanel required		
	Type 5	ALUK System 5-20D Doors – to Bin Store PPC Coated Aluminium double doors outward opening with Lever handle to Master leaf and Flush bolt to the Slave leaf Infill panel to both doors in PPC coated aluminium louvers to provide ventilation to the bin store.		
502.	Hooped Style Guarding's to External Doors Pair of D Style hooped guarding's set in the pavement to the external face of the door to outward opening doors acting as entrances and exits I regular daily use . Fit a line of chevron bricks in the pavement immediately below these hooped guarding's to provide stick detection to suit part M. Allow for 2no to Door type 1 and 1no to Door type 2. The bin store does not require hooped guarding's as it will be manned when open			
503.	Automatic Door Operation Fit Auto opening mechanism to door type 1. Due to the proximity of the door to the pavement, and internal access to the toilets and future staircase, this auto opening mechanism should be manually controlled and fitted with a push pad button set in the wall to the side of the door on both sides. The push pad should have a disabled symbol.			
504.	Magnetic Locks to Rear Entrance Doors Allowance to fit magnetic clocks to door type 1 and 2 to allow the operation of these doors to be controlled from the reception and time locked out of hours. The Client will look at the cost of this when tenders are returned and determine whether they wish to proceed with this installation as part of this tender , or set this aside for future installation and budget.			
505.	Green Break Glass Where magnetic locks are fitted to door type 1 and 2, a green break glass should also be fitted 2no required.			
506.	Means of Escape Break Glass Call points Allow for 3no red Means of Escape Break glass call points to be fitted next to ED-1, ED-2 and ED-4 connected back to the fire alarm system			
507.	Intercom to Rear Access Fit an Intercom to the external wall adjacent to ED-2 connected via the ceiling void back to the Reception desk.			

	<p>All information below this point is shown on tender drawings already issued, and is clarified here to provide a record of price breakdown .</p> <p>Clauses above this were reissued Sunday 8 Nov 2020. C</p>		
508.	External Windows - refer to External door Schedule A3-002		
	Type A	<p>4no 1360 w x 1080 h</p> <p>PPC coated aluminium windows top hung open out, with folding openers fitted with an espagniolet rail and hook .</p> <p>Windows fitted with 28mm double glazed units specified on dwg</p>	
		Provide 2no hook poles and wall mounted fixing – one per Multi Purpose room	
509.	Internal Openings - refer to External door Schedule A3-005 to 008		
	Type	<p>Solid Core doors with Oak veneer finish [to match front areas] with VN2 vision panels FD30 and FD30S rated fitted into 32mm frame delivered primed ready for painting.</p> <p>Allow for painting grey to match RAL colour of external windows and doors.</p>	
	Type A1	Double FD30S with VP door fitted with back check style hold open to new Kitchen door [1no]	
		E/O cost for VN3 vision panels to match the front of house area	
	Type A2	Door and half leaf FD30S with VP fitted with back check style hold open to Multi Purpose room. Doors to be held open to allow kitchen trolleys and furniture alterations to be carried out, this door requires a 32dB rating [1no]	
		E/O cost for VN3 vision panels to match the front of house area	
	Ex - 08	Refer to ironmongery pack below for fixing of hold open devices	
	B1	Single FD30S door with VP and suited lock to Multi Purpose room, this door requires a 32dB rating [2no]	
		E/O cost for VN3 vision panels to match the front of house area	
	B2	<p>Single FD30S door with VP and no lock to Stage side access.</p> <p>This door is to be fitted with 20% film to the upper vision panel to allow people to be seen on the other side of the door but no detail as the door provides access to the back of stage area. [1no]</p>	
		E/O cost for VN3 vision panels to match the front of house area	
	B2	<p>Single FD30S door with VP and no lock , fitted with Button Style wall mounted hold open to Delivery entrance.</p> <p>This door is an extra added at request of building control. [1no]</p>	
	C1	Single FD30S door with no VP with suited lock and thumb turn to Dressing room [1no]	
			You are Here

	C2	Single FD30S door with no VP with suited lock and thumb turn to Laundry /Dry store room [2no]		
	C3	Single FD30 door with no VP with suited lock and thumb turn to Cleaners Room/Stores [2no]		
	D1	Single NFR door with no VP with disabled bathroom lock and lever thumb turn to Assisted WC [1no]		
	E	Double FD30 door with no VP with lock no thumb turn to Electric Services /meter cupboard [1no]		
510.	External Door from Delivery Entrance to Bin Store			
	External quality door Primed ready for painting.			
	Type F	DG-30 Single outward opening 1010 x 2110 S/O External quality Solid Core door fitted with sheet metal surface to external side of the door. With lever handle to release lock thumb turn to operate lock on Delivery side of door, no means of locking door on opposite side to Delivery to Bin Store access [1no]		
511.	Ironmongery			
	Pack 1A	Type A2 including hold open device connected to the fire alarm system		
	Pack 1B	To Type A1 including hold open device connected to the fire alarm system		
	Pack 1C	To EX-08 Kitchen door which becomes the Escape corridor door, Button style wall mounted hold open devices are to be fitted to pin these doors back to the walls as shown on plan, whilst the kitchen needs to access the hall during functions. This door is a double swing door.		
	Pack 2A	To B1 including suited lock and thumb turn release		
	Pack 2B	To B2 no lock , as this door is a Means of Escape , 20% film to be fitted to the upper glazed panel		
	Pack 2C	To B2 Delivery entrance , no lock , fit button style wall mounted hold open connected to the fire alarm		
	Pack 3A	To C1 with suited lock and thumb turn		
	Pack 3B	To C2 with suited lock and thumb turn		
	Pack 3C	To C3 with suited lock and thumb turn		
	Pack 4	To D1 with assisted bathroom lock and lever and horizontal rail to inside face of door		
	Pack 5	To Service cupboard type E		
	Pack 6	To provide access to external bin store		

512.	<p>Acoustic Room Divider</p> <p>Becker Monoplan or equivalent Acoustic room divider with pass door . Type 100</p> <p>With track suitable for Single roller installation.</p> <p>Screen width 7090 2850 high x 6panels wide [1181 panels] last panel being the pass door.</p> <p>A steel beam has been positioned above this room divider to provide support for the drop supports and top guide rail for this room divider. The Client does not want a bottom floor track installed.</p> <p>The room divider has retractable top and bottom seals which lock into place as each panel is moved into place, and the last panel completes the acoustic seal.</p> <p>The wall panels are a double skin construction with a robust aluminium frame.</p> <p>Laminate finish – White or Magnolia to match the Wall Colour .</p>		
550.	Internal Areas		
551.	GTEC Megadeco plasterboard is a robust prefinished board that requires taping and jointing before painting, has good fire, resilience and acoustic properties		
552.	<p>Internal Partition Type E</p> <p>15mm Megadeco plasterboard with taped jointed and painted finish on 25mm dry liner channel to allow service zone to room side</p> <p>100mm blockwork, restrained at head</p> <p>15mm hard wall plaster to corridor side</p>		
553.	<p>Internal Partition Type F</p> <p>15mm Megadeco plasterboard both sides of partition (12.5mm GTEC Aqua plasterboard to shower walls)</p> <p>25mm thick Isowool acoustic partition roll (1200) insulation quilt</p> <p>70mm metal stud partition (max height 3.4m)</p> <p>Use 90mm stud above this height</p>		
554.	<p>Internal Partition Type G</p> <p>100mm square white ceramic tiles to match existing kitchen to kitchen side</p> <p>12.5mm GTEC Aqua plasterboard to kitchen side</p> <p>50mm thick Isowool acoustic partition roll (1200) insulation quilt within</p>		

A13	DESCRIPTION OF THE WORK	Cost
	<p>70mm MF stud partition with noggins to allow for fixings at unit worktop and wall cupboard height</p> <p>12.5mm standard plasterboard to corridor side</p> <p>100mm square white ceramic tiles to match existing kitchen to corridor side</p> <p><u>Price option</u></p> <p>15mm Megadeco plasterboard with painted finish to corridor side</p>	
555.	<p>Internal Partition Type H</p> <p>15mm Megadeco plasterboard</p> <p>90mm metal stud partition – constructed as an independent wall lining in front of the raked concrete panels to the rear of the stage and bracing to the Steel frame.</p> <p>with 90mm Knauf Cavity Slab thermal insulation, where the wall is above adjacent areas.</p>	
556.	<p>Skirtings</p> <p>Softwood or MDF timber skirtings with double routed line, to match the appearance existing skirtings found within the entrance toilet areas. Delivered primed ready for painting – Grey to match RAL colour of the external windows and doors.</p> <p>No rout required to skirtings within back of house areas.</p> <p>Square Groove 2 skirting</p> <p>18 x 146mm height to Multi Purpose room and Corridors</p> <p>Square no Groove to Dressing Room</p> <p>Agreed with client.</p>	 
557.	<p>Coved Skirtings</p> <p>Coved skirting formers are to be provided to the Kitchen new partition, the dry store new partition and boiler store, laundry , cleaners rooms, disabled wc.</p>	
558.	<p>Architraves</p> <p>Architraves are to be oak to match the door material. 18 x 69mm</p>	

570.	Finishes refer to drawing A4-001.	
571.	Edge Protection Strips Edge protection strips to be provided to junctions between different floor finishes including matwells	
572.	Floor Finishes: Safety Vinyl with Timber Skirting Lay Polyflor, Polysafe Apex, Colour: Siltstone 4205 vinyl without coved skirtings to:- <ul style="list-style-type: none"> o G44a and 44b – Corridor 1 (up to junction with matwell) o G49a - Corridor 2 (allowance, subject to condition of existing); and o G51 – Dressing Room 	
573.	Floor Finishes: Safety Vinyl with Coved Skirting Lay Polyflor, Polysafe Apex, Colour: Siltstone 4205 vinyl with coved skirtings to:- <ul style="list-style-type: none"> a. G40 – Lobby Boiler b. G42 – Delivery Entrance c. G45 – Dis. WC d. G46 – Cleaner e. G50 – Cleaner 	
574.	Floor Finish to Laundry G35 Allow for replacement vinyl and coved skirting to the existing laundry	
575.	Floor finish to Existing Kitchen Where the new plasterboard partition is to be installed, peel back sufficient existing vinyl floor finish to fit into a new coved skirting former	
576.	Floor finish to Existing Dry Floor Store Where the new plasterboard partition is to be installed, peel back sufficient existing vinyl floor finish to fit into a new coved skirting former	
577.	Floor Finishes: Acoustic Flooring with Timber Skirting <u>Option 1:</u> Supply and lay cost return option 1 to the pricing column, Option 2 will allow the Client to consider a reduced price option Lay Harlequin, Fiesta; Colour: Oak Strip Effect flooring to:- <ul style="list-style-type: none"> a. G47a Multi-Purpose Room 1 b. G47b Multi-Purpose Room 2 <u>Option 2 :</u> Supply and lay cost Lay Polyflor, Sport 67; Colour: Maple 7516 to:- <ul style="list-style-type: none"> c. G47a Multi-Purpose Room 1 d. G47b Multi-Purpose Room 2 This surface should be laid to run through between both rooms as one surface.	Option 1
578.	Floor finishes: Matwell to Entrance Lobby Lay Heckmondwike, Hippo; Colour: Anthracite matwells to: -	

A13	DESCRIPTION OF THE WORK	Cost
	a. G44b – Lobby 1 b. G49b – Lobby 2	
579.	Bin Store Clear painted sealed brushed concrete Floor paint Finish Colour Grey (Paint suitable for jet washing but Anti slip)	
580.	Internal Wall finishes : New Kitchen Partition 100mm square white ceramic tiles to match existing kitchen tiles, Supply and Fit price for one side of the wall Supply and Fit price for the Second Side of the wall	
581.	Shower and Splash back to Dressing room 100mm square white ceramic tiles and white trims to shower and Splashback above basin vanity washbasin in G51 Dressing Room.	
582.	Cleaner Store 100mm square white ceramic tiles and white trims above cleaners sink including the two return walls up to a height of 1200mm G46 Cleaner and G50 Cleaner.	
583.	Assisted WC 100mm square white ceramic tiles and white trims to WHB splashback and below dryer in G45. Dis WC.	
584.	Laundry Make good the walls to the laundry following stripping of fixtures and prepare ready for painting as clause 585	
585.	Painting to Walls Magnolia Vinyl silk emulsion paint to all plastered walls. Not specified above	
586.	Painting to Skirtings and Architraves Use none drip Satin Quick Drying paint Crown or equivalent – Grey to match RAL 7012	
587.	Power Data and Switches – refer to clause ref's 218 and 219.	
590.	Ceilings and HL Services refer to drawing A6-001.	
591.	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	

	<p>Refer to clause Ventilation – cross ref</p> <p>Refer to clause Fire Alarm and Smoke Detection – cross ref</p>	
592.	<p>Ceilings to Multi Purpose Room, New Corridors, Dressing Room</p> <p>Rockfon 600 x 600 Tropic tile with Type A profile set within a T15 grid to</p> <ul style="list-style-type: none"> • G47a Multi purpose Room 1 • G47a Multi purpose Room 2 • G51 Dressing room • G50 Cleaner • G49a Entrance lobby • G44b Entrance lobby • G44a Corridor • G45 Disabled WC • G46 Cleaners room • G42 Delivery Entrance <p>Allow to clip all tiles less than 300mm wide</p>	
593.	<p>Clipping tiles to avoid pressure Suction</p> <p>Allow to clip all tiles in the G44b entrance lobby</p> <p>Allow to clip all tiles in the G49b Entrance lobby</p> <p>Allow to clip all tiles in G42 Entrance lobby</p>	
594.	<p>Ceiling to Kitchen</p> <p>Allow to take down and alter the existing 1200 x 600 ceiling grid to the corridor adjusting the grid to suit the new partition</p> <p>Allow extra over price to replace the entire ceiling tile grid with T24 grid to the kitchen only excluding the area taken up by the cooker hood. The cooker hood should not need to be removed as this is supported with timber floor joists above.</p> <p>Lay new Rockfon Hygenic Tile 1200 x 600</p> <p>Allow to clip all tiles less than 400mm wide</p>	

600.	Fixtures	
601.	Fixtures Categories Group 1: Contractor supply and fit Group 2: Client Supply – Contractor Fit Group 3: Contractor provide infrastructure/M&E – Client fit Group 4: Client Fit items set aside for reuse	
602.	Sanitaryware: G45 Dis. WC Group 1 Fit an Armitage Shanks, Contour 21, close coupled, Left hand Doc M pack or similar approved . Seat and rails to provide colour contrast, colour grey Chrome plated Doc M mixer tap.	
603.	Sanitaryware: G46 & G50 Cleaner _Group 1 Fit a 460mm Armitage Shanks Birch Cleaners sink with fitted bucket grating and chrome plated legs and two chrome plated wall mounted pillar taps .	
604.	Sanitaryware: G51 Dressing Room _Group 1 Fit a white ceramic semi-recessed whb, chrome mixer tap and no chainstay Fit a 600mm wide vanity unit Howdens Alderney Gloss White Fit a 300 to 400 deep worktop to the vanity unit area . Fit a white 900x1200mm shower tray set within the 75mm screed, a glazed sliding shower screen and a shower mixer set. The shower screen should be fitted to the front of the recessed area to allow sufficient space to fit towel hooks within the shower enclosure. Fit a pair of Towel hooks wall mounted – Group 1	
605.	Dressing Room Worktop - Group 1 Fit a 300 deep worktop style Shelf between the side of the Distribution board cupboard and the outer wall above the radiator , a plug socket is to be fitted above this shelf Fit 1200w x 600 h mirror or 2no 600 x 600 mirrors wall mounted with cups and mirror screws above the shelf to provide space for hair drying and styling.	
606.	Alterations to the Laundry The laundry has been stripped out of all unwanted fixtures including a domestic washing 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. A double seal manhole cover is in the floor 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 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>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>	
607.	<p>Means of Escape and Signage</p> <p>Emergency Exit Statutory Signage</p> <p>In addition to the maintained Emergency exit signage fitted above 3no external doors and 2no Multi Purpose room doors specified above [5no]</p> <p>Provide Statutory luminescent Fire exist signs mounted on the wall above doors, openings and beneath ceilings as shown on drawing A8-001 [9no]</p>	
608.	<p>Noticeboards</p> <p>Allow for 2no Noticeboards 1.2m wide x 900 high aluminium frame coloured panel</p> <p>Mounted on the corridor side of the wall backing onto the Multi Purpose room in both entrance corridors.</p>	
609.	<p>Statutory Signage</p> <p>Statutory signage to be provided in accordance with IEE and other regulations to Electrical Equipment, and other associated signage</p>	
610.	<p>Blinds to Multi Purpose Room – Group 1</p> <p>4no to fit 1360 wide x 108- high external windows</p> <p>Black out blinds including perfect fit side guide rails , in dark grey /grey</p>	
700.	External Works	
701.	<p>Sign post to Pay Meter</p> <p>Allow to move 1no post from right of pay meter sign to the equivalent distance to the left and refix the pay meter sign on the posts.</p> <p>This is to free the area previously taken up by the sign so that the public can walk off the back of the paving having paved directly onto the new pavement to the back of car parking spaces when coming into the Civic hall and choose to walk straight on to the rear entrance or to the left and the side and front entrance.</p>	
702.	<p>Car Park Surface</p> <p>Take up 240m² of existing wearing course to the area of the proposed disabled parking spaces and rear pavement.</p> <p>Relay 165m² of surface using additional base coat to form falls at 1 in 40 and 20mm top coat. Laid to fall at 1in40 from the new paving Kerb line towards the Aco drain. The surface will be banked in two direction for the end car park bay one and its safety zone to meet the existing surface, and</p> <p>Graded down within the delivery area zone to meet existing surfaces.</p>	

A13	DESCRIPTION OF THE WORK	Cost
703.	<p>Car Park Drainage</p> <p>Take up the existing dished drainage gulley to the car park</p> <p>Saw cut a line and lay a new Aco drain aligned to the front of the new Disabled car parking spaces approx. area for new Aco 7.5m² connecting this back to 3no existing gulley positions and the original surface water drainage system.</p>	
704.	<p>Pavement and Kerbs</p> <p>Form a new tarmac pedestrian pavement 72.5m² on plan to the rear of the Civic Hall 1970 wide between the face of the wall and the edge of kerb and 2120 wide to outer face of new HB2 kerbs</p> <p>Include for 3 Dropped kerb zones aligned with the safety zones between disabled parking spaces and a 4th dropped kerb zone to take to return the pavement down at the Delivery entrance</p>	
705.	<p>Guarding's</p> <p>Allow for 3no hooped guards to be set in the pavement and chevron bricks to provide cane guards to the 2no main entrance doors.</p> <p>Hooped guardings are not required to the bin store as this will be manned and clipped back whilst bins are being emptied. Internal access is provided to this bin store for daily use.</p>	
706.	<p>Bicycle Storage Area</p> <p>Form an area of sloped tarmac paving sloped to the same gradient as the Pay machine area including 50mm concrete edgings 11.5m² on plan to form a new designated Bicycle parking area</p>	
707.	<p>Bicycle Hoops</p> <p>Fit 7no D style [Sheffiled] Bicycle hoops within the pavement.</p>	
708.	<p>Pavement to the Rear of the Pay Meter and Bicycle Store</p> <p>Lay an area of Tarmac paving surface between the back of the pay station, bicycle parking zone, bottom of the existing ramp 13.1 and 10.2 = 23.2m² on plan grading the area down to the side of the bicycle parking area back to meet the existing surface levels.</p> <p>Fit a 7.3m linear length of Aco drain at the junction between the existing changing room and new dressing room wall to take water washing down this wall away from the paved surface and prevent splashback which is causing the bricks to delaminate due to splashback. Fit the Aco drain as soon as the existing 5 course of bricks to the base of the existing wall have been cut out and replaced.</p>	
709.	<p>Car Park White Lining</p> <p>Remark 10 no car park spaces in 50mm wide white car park lining extending the lines to the full extent of the parking zones. Spaces 2.4m wide x 4.8m deep</p> <p>A 6m deep zone is to be left between the two lines of parking</p> <p>Numbers are not required to the parking spaces</p> <ul style="list-style-type: none"> • White cross hatch the zone adjacent to space 23 & Paint 'Motor Bikes Only ' • Paint Deliveries Keep Clear to the Delivery Entrance 	

710.	Car Park Yellow Lining Mark out 10no Disabled Parking spaces 2.4m wide x 4.8m deep in solid yellow lines 50mm wide. Yellow Cross hatch the zone <ul style="list-style-type: none"> • Adjacent to the Bicycle Area including an Arrow to indicate Access to the Civic Hall • adjacent to space 12 – 3.2m² • 1.2m wide between space 16 & 17 – 5.7m² • Zone to access route to the library 7m² • Adjacent to space 1 – 5.7m² • Between space 2 & 3 – 5.7m² • Between space 4 & 5 – 5.7m² • Between space 6 & 7 – 5.7m² • Adjacent space 11 to delivery entrance – 15.6m² • 1.2m wide Zone to the rear of spaces 1-11 and beyond 43m² 	
711.	Balustrade and Wall Allow for refixing of existing balustrade above dwarf wall into the new wall to the side of the delivery entrance as soon as this wall is in place. There is the option for the hedges fencing to be set back from this wall as soon as the Delivery entrance is in place that would allow deliveries to be made front the Library ramp and car park area into the delivery entrance once this is safe to do so.	
	Summary	
	Preliminaries Cost per week Contractors anticipated Programme period	£
	Demolition	£
	Electrical Services	£
	Mechanical Services exc Sanitaryware	£
	Plumbing excluding Sanitaryware	£
	Drainage	£
400	Sub Structure	£
450	Super Structure	£
500	Openings	£
550	Internal Fit Out	£
600	Fixtures inc Sanitaryware	£
700	External Works	£
	Total to be transferred to Tender Return Form	£

Record of revisions shown on the Preface page 2