

MELTON BOROUGH COUNCIL



Employer’s Requirements

St Mary’s Way & Wilton Road WC’s

Site Addresses

**Wilton Road
Melton Mowbray
Leicestershire
LE13 0UJ**

**St Mary’s Way
Melton Mowbray
Leicestershire
LE13 1YE**

Tender Query Contact:

Mark Strawther
Gleeds Building Surveying
Wilford House
1 Clifton Lane
Wilford
Nottingham
NG11 7AT

This schedule of work details the construction of new public toilet facilities at two pay & display car park sites in Melton Mowbray, Leicestershire. The car park at St Mary’s Way, currently includes a public toilet facility, however this will be demolished under this contract to make way for a new facility on a partial area of the existing building footprint.

Contractor to provide priced options within their preliminaries costs for programming / phasing the works based on the following:

Option A

Undertake all works on both sites concurrently, maintaining site access to the public on a reduced car park capacity. Contractor to ensure that the maximum number of car park spaces are available whilst providing a safe working area.

ITEM

Option B

Undertake works at one site and once complete, move on to the other site. Contractor to ensure that the maximum number of car park spaces are available whilst providing a safe working area.

ITEM

The contractor must submit with their tender, a proposed construction programme for each option above, clearly presenting key programme dates and the total duration of the works.

The Contractor is responsible for checking all details and dimensions on site and using his site measurements within the tender submission and any subsequent works on site.

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Dimensions on drawings and quantities within the specification are for guidance purposes only unless stated as CRITICAL.
These employer's requirements must be read in conjunction with the following requirements and drawings, as listed in Gleeds Drawing Schedule:

NTBS2617/SMW-01 – Site Location Plan
NTBS2617/SMW-02 - Proposed Plan
NTBS2617/SMW-03 - Elevations
NTBS2617/SMW-05 - Proposed Site Plan
NTBS2617/SMW-06 - M&E
NTBS2617/SMW-07 - Section

NTBS2617/WR-01 – Site Location Plan
NTBS2617/WR-02 - Proposed Plan
NTBS2617/WR-03 - Elevations
NTBS2617/WR-05 - Proposed Site Plan
NTBS2617/WR-06 - M&E
NTBS2617/WR-07 - Section

HSP Consulting

001 REV B (Project No. C2521) – Raft Foundation Details (Wilton Road)
001 REV B (Project No. C2522) – Raft Foundation Details (St Mary's Way)

1.0 Generally

- .1 Contractor to visit site prior to tendering to ascertain the nature of all works required, and raise any queries with CA during the tender period.
- .2 Contractor to price for carrying out all works during normal working hours, exact programme for the works is to be confirmed. Weekend and out of hours working only to be by agreement with the Contract Administrator. The Contract Administrator is not obliged to accept such a request.
- .3 Access arrangements are to be confirmed with the CA & Melton Borough Council.
- .4 The contractor is to be responsible for the entire site demised to them at any one time for the duration of the works.
- .5 Access is restricted to the immediate vicinity of the works. Parking is as detailed within the prelims and is to be confirmed at the pre-contract meeting.
- .6 The site is to be kept in a manner to meet all current regulations and to consider the uses of and occupancy of adjoining sites and properties.
- .7 The contractor will be responsible for obtaining all permits, agreements and licences necessary in the completion of the works. Allowance should be made to accommodate restrictions accorded by these.
- .8 This schedule is to be read in conjunction with both the Preliminaries and Material and Workmanship section of this document.
- .9 Any discrepancies between elements of information should be brought to the attention of the Contract Administrator during the tender period. Claims for extras will not be accepted where it can be shown information was available for pricing. Information included within documents and drawings but not in the schedule will be deemed to have been included.
- .10 The contractor shall provide a full site set up within the site boundaries for the duration of the project. Any temporary facilities/materials are to be provided at the expense of the

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	contractor. As part of his site set up the contractor is to allow for providing one desk with access to power and data for use by the Contract Administrator or client. .11 The contractor is to protect all features to be retained on the site. .12 The contractor is to ensure poisonous or noxious materials e.g. oil, bitumen, cement not be stored and discharged with 10 metres of any trees to be retained. .13 The Contractor will be the principle contractor for the works, as defined within the Construction, Design and Management regulations. The contractor is to allow for all necessary attendance in order to comply with the role of principle contractor, i.e. control and co-ordination of sub-contractors, etc. The Contractor will be considered the designer of all works specifically included within the Contractors Design Portion. .14 The contractor shall take all reasonable steps to ensure that at least 70% of each category of timber required for supply or use in the performance of the contract shall be either: (a) Recycled wood, or (b) Legally felled timber from a sustainable source Contractor Facilities .15 The car parks will remain in partial operation for the duration of the works including periodic deliveries to adjacent business and premises. The contractor is to allow for phasing all works around the operation and occupation on site to ensure that disruption is kept to a minimum. Exact details are to be confirmed at the pre contract meeting. .16 The contractor will be required to provide their own welfare facilities. Location to be agreed at the pre-start meeting and included with this schedule of works. .17 The 'contract area' shall for the purposes of this document refer to all areas included in these works. .18 MBC shall for the purposes of this tender refer to Melton Borough Council. .19 The Contractor will take a full photographic record of all areas included within this contract and provide a record of this to the Contract Administrator upon request. .21 The contractor will be responsible for the receipt of the all statutory approvals for the completion of the works. This will specifically but not exclusively include the following: 1. Building Control approval and completion certificate. 2. Discharge of any planning conditions. 3. All other statutory consents required. 4. Evidence of these shall be presented to the Contract Administrator at Practical Completion. .24 The further design of all works is the responsibility of the contractor under the JCT Design and Build Contract 2016. .25 The Contractor will allow the full cost of all access equipment, plant and any other ancillary costs required to undertake these works within the individual section of these Employer's Requirements. .26 The contractor will ensure they maintain all access to neighbouring premises for deliveries and loading / unloading and including access for emergency services. .28 All works shown on the drawings referenced in these employer requirements are deemed to have been included within the scope of this contract and the contractor should allow for these within their tender sum.			
NTBS2617	3/3	CARRIED TO COLLECTION £		

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NTBS2617	3/4	CARRIED TO COLLECTION £	

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2.0	<u>Demolition of St Mary’s Way Public Toilet Facility</u> .1 Contractor to demolish the existing public toilet facility at St Mary’s Way as enabling works for the construction of the new build facility. .2 All demolition works shall comply with relevant Health and Safety Regulations, the general conditions of the contract, the schedule of works, BS 6187:2011 code of practice and as per the contract drawings. .3 Attention is to be given to the ‘Hazardous Waste (England and Wales) Regulations 2005’, ‘Hazardous Waste (England and Wales) (Amendment) Regulations 2009’ and Part II of the Environmental Protection Act 1990. .4 The greatest care must be taken in carrying out the demolition, taking due account of the close proximity to car park users, nearby existing buildings, ground level walkways/routes and any other feature situated along the boundaries of the site. .5 The contractor must satisfy themselves of the nature and condition of the demolition works and submit a Demolition Methodology with their tender and Method Statements prior to commencement. .6 Under no circumstances is debris to fall outside the extent of the exclusion zones of the buildings to be demolished. .7 All demolition materials are to be the property of the contractor; credit values to be shown in the tender. .8 Contractor to register the site with the Environment Agency for Hazardous waste disposal. .9 Demolish all buildings / structures as shown on tender drawing no. NTBS2617/SMW-04, including breaking up identified concrete ground floor slabs and grabbing up of all footings / foundations, including the excavation of any ground voids / pits. .10 All demolition waste / spoil material to be carted away from site and disposed of in the appropriate manner, complying with all applicable regulations. .11 Cleared site areas to be prepared and ready for the construction of new toilet facility and adjacent hard surfacing / paving. <u>Services Disconnection</u> .12 The demolition contractor shall arrange for all service providers for gas, electricity, water and telecoms to disconnect and decommission. Decommissioning reports to be issued to CA on completion. .13 Contractor to install a temporary water supply for dust suppression and fire control during demolition and to supply water for saw cutting operations. .14 All electrical supplies to the buildings will be disconnected prior to commencement therefore temporary power supplies will need to be provided by the contractor. <u>Scaffolding and Protection</u> .15 Erect scaffold and protection screen to adjacent buildings / structures which are to remain as deemed necessary. .16 Aluminium tubular scaffolding to be supplied and erected by a fully licensed scaffolding firm affiliated with NASC or recognised industry body and installed to BS EN 12811-1:2003.			
NTBS2617	CARRIED TO COLLECTION £			

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.17	Protection screen generally is to be reinforced plastic sheeting (Monarflex or similar approved) secured to scaffolding framework. All joints between adjacent sheets to be taped to contain noise and dust.			
.18	All adjacent structures and services to be retained will be protected from damage and disturbance during the demolition works. The demolition contractor will prepare detailed Method Statements (including protective measures) for the demolition of this building.			
.19	Skips, trucks and chutes are to be suitably sheeted throughout the duration of the demolition.			
	<u>Hoarding</u>			
.20	Contractor to supply and construct perimeter hoarding around the areas to be demolished. Use Heras 'Readyhoard' or similar approved. This will need to be erected during initial site set up.			
.21	Contractor to determine method of stabilising hoarding to suit ground conditions (i.e. scaffold tube secured in ground etc.)			
.22	Provide appropriate warning signage around the site to ensure access is restricted to the contractor only.			
.23	Erect hoarding around the perimeter of the site to separate the buildings / structures to be demolished from the general public and other site users.			
	<u>Contractor Vehicle Access</u>			
.24	Make good to any disturbed tarmac and paving surfaces following completion of the demolition.			
.25	Contractor to make provision for wheel washing plant and road cleaning arrangements, where required which shall be implemented throughout the demolition.			
	<u>Completion of the Works</u>			
.26	On completion of the demolition works, the site is to be left in a safe, tidy and secure condition. Clear site of all brick, concrete rubble and waste created by the works.			
NTBS2617		CARRIED TO COLLECTION £		

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Construction of New Public Toilet Facility – St Mary’s Way Car Park				
3.0	Below Ground Drainage			
.1	Please refer to the enclosed existing utilities drawing no. 0317-HSP-007 which identifies the existing service routes and connections local to the working area. All drainage works to be in accordance with The Building Regulations 2010 Approved Document H – Drainage and waste disposal.			
.2	Contractor to excavate ground and supply and install 2no. new inspection chambers as shown on drawing NTBS2617/SMW-05. New inspection chambers to be 450mm black polypropylene from Marley Plumbing and Drainage, Tel: 01622 858888 or approved equivalent. Chambers to be installed on 100mm bed of suitable granular material, evenly compacted under the base. Sidefill material should extend to just below ground level. Inspection chambers to withstand water testing in accordance with BS EN 1610. • Supply and install chamber riser and cut to suit proposed invert of inspection chamber bases in accordance with manufacturer’s instructions. • Include for all necessary chamber riser clips. • Inspection chamber cover to be cast iron to BS EN 124: 1994 to class A15 where located on pedestrian access routes only. Frame to be set in a local concrete bed and surround. • Include for the installation of Marley Plumbing and Drainage rodding points (code URP1), black cover with four screw fixings and seal. Allow for all associated couplings, bends etc. Rodding eye terminals to be bedded on concrete support and suitable for A15 loading class minimum. • Include for the installation of air admittance valves, situated within the rear access area for maintenance.			
.3	Allow for excavating ground to the required depth for all new underground drainage runs and store spoil on site for re-use. Ensure that all services identified are adequately marked and protected to ensure no damage occurs during excavating.			
.4	Supply and lay new 110mm uPVC pipework connecting to new and existing IC locations, Class B bedding. All drainage installation to be carried out in accordance with the Building Regs Part H 2010 and recommendations in BS 5955: Part 6 ‘Installation of PVCu pipework for gravity drains and sewers’ and BS EN 1610 ‘Construction and testing of drains and sewers’. .1 Allow for all 90° bends, couplings and rocker pipes (where underground drainage passes through existing external walls). .2 All connections to existing foul drainage to be laid to 1:40 falls (min) .3 Allow for casting in place all new drainage pipework within raft foundation.			
.5	Allow for pressure testing of drains upon completion of these works to ensure correct functioning and no leaks.			
NTBS2617		CARRIED TO COLLECTION £		

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4.0	Sub-Structure .1 The contractor will allow to construct the toilet facilities to the size shown on Gleeds and HSP Consulting drawings. <u>Gleeds</u> NTBS2617/SMW-02 - Proposed Plan NTBS2617/SMW-03 - Elevations NTBS2617/SMW-05 - Proposed Site Plan NTBS2617/SMW-06 - M&E NTBS2617/WR-07 - Section <u>HSP Consulting Ltd</u> 001 REV B (Project No. C2522) – Raft Foundation Details (St Mary’s Way) .2 Excavate area for concrete raft foundation to proposed formation level or to satisfaction of LA Building Control Department. Allow for disposal of all arisings off site. Level and compact ground upon completion. .3 Form reinforced raft foundation as per structural design drawings by HSP Consulting Ltd. .4 Lay 150mm MOT type 1 stone hardcore, with 75mm thick Gen1 blinding concrete over, covered with 1200 gauge damp proof membrane (visqueen or other approved). .5 Concrete for use in foundation to be mix designation RC32/40 and in accordance with current versions of BS8500 and BS EN 206. A252 reinforcement mesh to be used top and bottom of foundation with minimum 40mm cover. All concrete, unless noted otherwise, to be manufactured using ordinary Portland Cement, and should contain no additives or admixtures except as approved by the engineer. Please refer to Phase II Geo-Environmental Assessment Report as prepared by HSP Consulting Ltd, for information on site ground conditions and recommendations for Design Sulphate class. All workmanship and materials to be in accordance with the requirements of the current versions of BS EN 1992. All concrete, unless noted otherwise, to be manufactured using ordinary Portland cement, and should contain no additives or admixtures except as approved by the engineer. All foundations designed for a safe ground bearing pressure of 50kN/m² net. Any obstructions found, old foundations, sewers etc. shall be removed for the extent of the foundation works and back filled to the approval of the engineer / building control. Any disturbed material beneath foundations to be removed and replaced by mass concrete. Bottoms of all foundation excavations must generally be examined by engineer / building control before concrete is cast. .6 Contractor to allow for all necessary timber formwork and shoring when casting the foundations and to allow for suitably protecting excavations on site to prevent unauthorised access. Allow to compact and vibrate to remove all air pockets. .7 Allow for backfilling around all foundations using selected materials and be compacted in layers not exceeding 150mm thickness, to a depth of 250mm below ground level. .8 Supply and lay 100mm Celotex TB4000 floor insulation or similar approved equivalent above DPM, tel: 01544 388601. Insulation to be lapped up at perimeters and laid with			
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	staggered joints and in accordance with manufacturer's instructions. Insulation to be stored in a cool, dry place on site prior to installation. Install 25mm Celotex TB4000 insulation to the perimeter of the floor slab.			
.9	Provide and install a layer of 500 gauge vapour barrier above the insulation.			
.10	Provide 65mm Isocrete K-Screed layer, reinforced throughout with steel fabric to BS4483 ref. D49 (or reinforced throughout with Isocrete PP Fibres with a strip of steel fabric to BS4483 ref. D49 across day joints).			
.11	Apply Isocrete Primer to surface of screed layer, in preparation for receiving final floor finishes. Preparatory work and application in accordance with manufacturer's instructions. Primer to be diluted with the required amount of clean water based on substrate type.			
NTBS2617	CARRIED TO COLLECTION £			

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5.0	Super-Structure .1 Supply and lay Ruberoid Hy-load DPC to newly formed cavity walls minimum 150mm above external ground floor level. Ensure DPC laps continuously with DPM using a suitable lap adhesive and mastic. .2 Construct new external cavity walls (100mm cavity width) for proposed building. Internal leaf of cavity wall to comprise of 100mm 5KN Interfuse Interlyte concrete blocks. External leaf to be constructed in 100mm facing bricks to match type, size and colour of existing building. Bricks to be laid in 1:5 mortar with ‘stretcher’ bond pattern to match existing. Class B engineering bricks to be used below DPC level. Form corbelled brick detail at eaves to match existing building. Installation to be in accordance with manufacturer’s instructions. • All service penetrations in new walls are to be filled with a suitable intumescent filler/sealant. • Contractor to obtain a sample of bricks for approval by CA prior to commencing works on site. .3 Supply and install full fill cavity wall insulation comprising 100mm thick Knauf Earthwool DriTherm cavity slabs or similar approved, made from glass mineral wool slabs with a thermal conductivity of 0.037 W/mK. .4 Stainless steel wall ties to be Ancon ST1 225mm long. Ties to be fixed and spaced at 900mm horizontal centres and 450mm vertical centres with minimum embedment of 50mm. Ties are to be spaced at 225mm centres at jambs and reveals in openings. .5 Form wall movement joint detail as per structural design drawings by HSP Consulting Ltd, comprising Ancon 225mm long PPS wall tie at 225mm vertical centres and Ancoc SPN ties at 225 vertical centres, with 10mm wide joint filled with compressible board and sealed with 2-part polysulphide sealant. .6 Rear external wall of toilet facility to include Anchon WP2 125 x 70 x 4 windpost bolted to slab, and to underside of timber wall plate. .7 Form openings in proposed cavity wall for new entrance doors. .8 All opening reveals to be fitted with Kingspan Kooltherm cavity closers or similar approved to suit size of openings. .9 Supply and install CG90/100 Catnic lintel above 4nr external door openings. .10 Supply and install Type C Cavitytray by Cavity Trays or similar approved above all new openings with weepholes as specified above.			
NTBS2617	3/10			CARRIED TO COLLECTION £

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6.0	Pitched / Hipped Roof Construction .1 Supply and fix new 100 x 75mm pre-treated wall plates bedded and levelled on mortar and secured with additional 120mm long screws. Wall plates should be in lengths not less than 3m long and joined using half-lapped joints at corners and in running lengths. Provide 1m long 30 x 2.5mm galv. mild steel vertical restraint straps fixed to head of wall plates and turned down inner leaf blockwork wall at 2000mm c/c. .2 Contractor to supply and install new timber trusses spaced @ 600mm c/c to form roof pitch (min. 30° pitch). The contractor shall seek the services of a Timber Truss Specialist in order to design, produce calculations and fabricate the trusses. Contractor to submit a copy of detail design drawings and calculation for trusses prior to works commencing on site. Roof truss calculations to be submitted to Building Control for approval. • Allow for all bracing and plywood, truss clips and lateral restraint straps. • Tilting fillets and sprockets to be provided. .4 Provide 300mm Knauf Earthwool loft roll 44 or similar approved. Insulation to be laid 100mm between the ceiling joists and 200mm over the joists. Install to manufacturer's instructions and ensure insulation does not restrict air flow at eaves. .5 Supply and lay TYVEK Supro or similar approved breather membrane on new rafters ensuring sufficient overlap in accordance with manufacturer's instructions. Membrane to be dressed into new gutters at eaves. .6 Provide a continuous underlay support tray at the eaves. Tray to be Klobber eaves carrier or similar approved. .7 Supply and fix 38 x 25mm pre-treated graded softwood battens spaced to suit size and headlap of new roof covering. .8 Supply and fix Marley Eternit 'Hawkins' clay plain tile or similar approved with headlap to suit pitch of new pitched roof. Contractor to obtain a sample of tile for approval by CA prior to commencing works on site. Refer to manufacturers recommendations for all fixing details. Laid and fixed to comply with BS 5534: the British Standard Code of practice for slating and tiling, and BS 8000: Part 6: the British Standard Code of practice for workmanship on building sites. • Ridges and hips to be installed with Marley Eternit Hawkins clay plain tile, to be compatible with Marley Eternit Universal Ridgefast and HipFast systems. • Supply and fix Universal eaves vent system including all key component items.			
NTBS2617	3/11			CARRIED TO COLLECTION £

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7.0	External Rainwater Goods			
.1	Supply and fix Alumasc Heritage cast aluminium 100 x 75mm moulded gutter profile or similar approved to all elevations. Include for all bracketry and fittings including but not limited to rise and fall brackets, running outlets, 90 degree angles, union clips etc. CA to confirm colour of powder coated finish.			
.2	Supply and fix Alumasc Hertiage cast aluminium 63mm diameter circular downpipes or similar approved. Include for all bracketry and fittings including but not limited to bends, offsets, shoes etc. CA to confirm colour of powder coated finish.			
.3	New rainwater pipes to be connected to existing gully locations where available, as shown on the existing utilities drawing appended to this tender pack. Allow for the supply and installation of 2nr new square rainwater hopper and rest bend, including connections to existing underground pipes.			
.4	All rainwater goods to be installed in accordance with manufacturer's instructions.			
NTBS2617		CARRIED TO COLLECTION		£

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8.0	Flooring Works .1 Supply and install ACO Modular 125 stainless steel linear drainage channels or similar approved to the rear of each toilet area as indicated on drawings. • Drainage channels to be 2m long x 153mm wide with built in falls 50/65mm deep to end 110mm diameter spigot with inline trap. • Flow rate 1.2 litres per second c/w foul air trap & sieve. • Channels supplied with locked slip resistant quadrato grates to Load Class A 15. • All in 304 Stainless Steel. Plus PVC infill, for tiled/ resin/ concrete floors. .2 Contractor to include for all components and accessories including but not limited to standard channels, channel edges (appropriate for the load class and flooring finish), end plates, outlet gullies, slip resistant Quadrato grating (locking option). .3 Drainage system to be installed in accordance with manufacturers recommendations. Allow for correct positioning of gully bodies and measuring for shuttering and oversite concrete. Include for all necessary connections to new drainage pipework within each toilet. .4 Supply and lay anti-slip ceramic floor tiles suitable for wet surfaces, to each toilet area using a suitable high bond strength adhesive and anti-mould flexible coloured grout. Tile size / pattern / colour to be confirmed by CA. Include for providing a corresponding tiled skirting system to the perimeter of each toilet area. Ensure that the finished floor surface has a cross falls gradient towards the drainage channel of between 1:80 - 1:100. .5 Contractor to ensure that floor tiles are correctly laid around the linear drainage channels using the appropriate channel infill accessory. .6 Please note that the floor surfaces to the maintenance access area will have no laid finishes with power float finish concrete slab fully exposed.			
NTBS2617	3/13			CARRIED TO COLLECTION £

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9.0	Wall Finishes			
.1	Apply a 13mm cement scratch coat (1:3 mix) to all internal wall surfaces within toilets.			
.2	Supply and install 300mm x 600mm x 10mm ceramic wall tiles using suitable waterproof, mould resistant tile adhesive and anti-mould flexible coloured grout to internal blockwork wall surfaces to the 3nr toilet areas. Backgrounds of exceptionally high suction may require pre-treatment with a suitable wall primer or dampen down to control suction. Application to be in accordance with manufacturer's instructions. Allow for sourcing tiling at £30.00 per square metre for pricing purposes. Contractor to allow for all labour, trims, adhesive etc, over and above the tile cost.			
.3	Tile pattern / colour to be confirmed by CA. Allow for all necessary tiling trims, strips, quadrant corners etc.			
.4	Ensure that the background has adequate drying time, as given in the relevant part of BS 5385, prior to fixing the tiles. Install tiles in accordance with the relevant parts of BS 5385 and BS 8000: Part 11 Workmanship on Building sites. Backgrounds to receive ceramic tiles should be finished so any gap under a 2m straight edge does not exceed 3mm (surface regularity 1).			
.5	Please note that the internal wall surfaces to the maintenance access area will be fair faced and pointed blockwork with no wall plastering or decorative finishes.			
10.0	Ceilings			
.1	Supply and fix 15mm British Gypsum Gyproc DuraLine plasterboard to underside of trusses using 38mm Gyproc Drywall timber screws.			
.2	Contractor to make provisions for fixing additional timber noggins and support battens etc to ensure adequate fixing.			
.3	Fix boards with decorative side out to receive joint treatment and skim plaster finish.			
.4	Lightly butt boards together. Install fixings not closer than 13mm from cut edges and 10mm from bound edges. Position cut edges to internal angles whenever possible, removing paper burrs with fine sandpaper. Stagger horizontal and vertical board joints between layers by a minimum of 600mm. Plaster the face (ivory) with Thistle Multi-Finish.			
.5	Reinforce joints in boards with joint tape and provide 2mm skim coat of British Gypsum Thistle Board Finish ready to receive decoration. Application to be in accordance with manufacturer's instructions.			
.6	Supply and fix 600 x 600 Profab 7000 series 60 min fire rated loft access hatch. Install in accordance with manufacturers recommendations. Hatch to be located within the rear access area for maintenance.			
.7	Supply and fix 1no aluminium loft ladder to suit height of new ceiling and fix to ensure this does not obstruct any fitted objects when pulled down. Position to be agreed with CA on site.			
11.0	Decoration			
.1	Apply a mist coat to all new plaster finishes to internal ceilings and apply 2nr coats of Johnstone's acrylic eggshell paint.			
.2	All paints and other materials to be used strictly in accordance with the manufacturer's instructions.			
.3	All colours to be confirmed by Gleeds CA.			
NTBS2617		CARRIED TO COLLECTION		£

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12.0	Sanitaryware and fittings <u>WC Areas</u> .1 Supply and install the following range of semi-automatic sanitaryware by 'Wallgate' or similar approved to each WC area: • Public Disabled BTW WC + Ext.; Fixed Seat (ref. CWC-81ST-EXT) • DOC M rail pack (ref. DOCM-RPK-W) • Flush Activation Pack (CIST19-E) for 3x WC; infra-red (ref. SCPK03-IR-CIST19) • Thrii Disabled Automatic Handwash Dryer; S'Surface – (ref. THRII-DIS-SS) .2 Colours to be chosen by client and confirmed by CA prior to ordering. Selected colours to contract visually, with a difference in light reflectance value between surfaces greater than 30 points. .3 Contractor to allow for commissioning of new sanitary ware before handover to client. .4 Supply and install Magrini MH42 horizontal wall mounted fold down baby changing unit or similar approved. Unit to be installed as per manufacturers instructions. Dimensions: 760mm x 145mm (closed) 540mm (open) x 585mm <u>Access Area for maintenance</u> .5 Supply and install the following Armitage Shanks or similar approved products: • 'Alder' sink 51 x 31cm high back and fitted stainless steel bucket grating ref. S5900(01) • Domex screws (pair) ref. S9101(01) • Nimbus 21 exposed bib tap wall mount self centralising installation pair ref. B1688(AA) • Waste 1½" unslotted strainer waste, 80mm tail. Brass ref. S8726(AA) • Trap 1½" plastic resealing bottle with 75mm seal, multi-purpose outlet ref. S8925(67) • Leg 350mm stainless steel with 355mm screw to wall Aluminium alloy bearer, 305mm stud (pair) ref. S9233(MY) • Alterna 21 bib taps 1/2" lever handles, anti vandal outlet pair ref. B1457(AA) • Washbasins to comply with BS EN 14688 & BS EN 31 • Material – Fine Fireclay			
NTBS2617	CARRIED TO COLLECTION £			

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| 13.0 | Above Ground Drainage | | | |
| .1 | The Contractor shall design, supply, install, test and commission all new above ground drainage pipework to serve all new sanitary ware. | | | |
| .2 | Install a complete new above ground drainage system, as required, to discharge all waste water into the below ground drainage system. All materials used to be PVC-u. Refer to BS EN 1329 for design of drainage, BS EN 1566 for design of sanitary ware pipework & Building Regulations approved documents H Drainage and Waste Disposal. Allow for all works in connection with installation of new drainage and for recessing into floor slab and laying of damp proof membrane and insulation forming 20mm duct around pipe to receive polystyrene bead fill as required. Sealants to conform to BS EN ISO 11600 and have a fungicide incorporated. | | | |
| .3 | All installations to comply with Building Regulations approved document H (Drainage and Waste Disposal) and relevant British Standards and best practice guidance. | | | |

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14.0	External doors & door entry system .1 Supply and install 4nr. Britannia Metador ‘Defender’ steel doors or similar approved. Doors to include the following minimum performance requirements: • 1.5mm galvanised steel skin, powder coated finish, colour to be confirmed by CA. • Solid timber core. • Circular vision panel with obscured safety glazing. • 90 X 50 door frame • Bolted door corners • Threaded adjusters • Aluminium kick plates, push plates and ‘D’ pull handles • Cam action door closer to BS EN 1154, BS 8300 & Approved Document M • Male & Female Accessible Toilet Signage to BS 8300 with embossed symbols, text and braille • Overhead magnetic locking device • CE Marked • ISO 9001:2008 • Thermal Transmittance – Door Panel to 0.75W/m2K • BS EN 1634-1:2008 Fire Rating Test .2 Include for low profile door threshold weather bar with concealed fixings to all external doors. Part M Regulation Compliant. .3 Supply and install door entry system by Intec Systems (UK) Limited (Telephone 01275 390 383) or similar approved, one per each toilet (3nr in total), providing a CoinPay facility for users. System to be mounted either semi flush within the external cavity wall or embedded into the frame of the steel doors. Contractor to provide proposals to Contract administrator for approval. .4 System to provide option for open / close 24 / 7 timer and connected to a magnetic locking device fitted to the door.			
15.0	Entrance Canopy .1 Supply and install Broxap Bespoke Cantilever Monopitch Glazed Canopy or similar approved. Copy of Broxap quotation included within tender pack. • Dimensions (mm): 8700 (l) x 1536 (w) x 2500 (h) to eaves • Base type: submerged baseplates • Roof cladding: 10mm heat soaked toughened glass • Cladding colour: clear • Finish to framework: Galvanised to BS EN ISO 1461:2009 and powder coated • Colour: Stock BS/RAL TBC by CA prior to ordering .2 Guttering: Aluminium guttering, brackets and downpipe, discharging at ground level. Supplied polyester powder coated - TBC by CA prior to ordering. .3 Typical construction of concrete pad foundations (4nr.); 1500mm x 1000mm x 700mm (d). Top of foundation to be c. 150mm to 200mm below finished floor level. Set of 4nr. (post-drill fix) holding down anchor bolts. .4 Foundation design subject to local ground conditions. Contractor to refer to copy of ground investigation report as appended to this tender pack and confirm foundation design prior to construction. .5 Please note the canopy is a bespoke design and the contractor must present to the CA for approval a proposed cantilever monopitch canopy design including colour scheme. Contractor to check all final dimensions on site prior to placing order for new canopy.			

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	16.0 Door Barriers .1 Supply and install 3nr. Broxap door barriers c/w two crossbars or similar approved. Barriers to be positioned directly behind each external door, allowing the door to open a minimum of 90 degree swing. • Dimensions: 1320mm high overall (including root for submerge fixing), 450mm wide, 42mm diameter tube • Supplied with two flat plate crossbars (top and bottom) • Finish: galvanised to BS EN ISO 1461:2009 • Stock BS/RAL colour – TBC by CA prior to ordering • Rubber buffer positioned centrally on the top flat plate crossbar as standard .2 Contractor to include for all excavations and materials for suitable ground fixings, please refer to manufacturer's installation guidance. 17.0 Bollards .1 Supply and install 8 nr Broxap 140mm diameter root fixed stainless steel bollards BX47 0140 00-RT-304STK or similar approved as per drawing no. NTBS2617/SMW-05. • Dimensions (mm): 1000 high • Fixing: 300mm root • Grade 304 Matt satin polished; slightly domed top; no recess .2 Contractor to include for all excavations and materials for suitable root fixing of bollards, please refer to manufacturer's installation guidance. 18.0 Block paving <u>Pedestrian Area</u> .1 Lay new concrete block paving around the new toilet facility, areas as shown on drawings. Block paving specification to be suitable for light – medium duty use i.e. light foot and vehicle traffic. .2 Dig off the surface to the required depth (approximately 200mm) and remove all weeds and other unwanted organic matter from the working area. Excavate any soft spots and fill with compacted sub-base material. Lay a suitable geotextile membrane over the prepared sub-grade material. .3 Lay DTp1 granular sub-base minimum 100mm compacted thickness. .4 Lay new blocks in a matching herringbone pattern, directly onto a bed of coarse grit sand approximately 25-40mm thickness. Lay contrasting edge courses on a concrete bed and haunched. .5 Block paving to be laid with a fall of not less than 1:80 to ensure adequate drainage of surface water away from the new building. Once laid and following alignment / level checks, consolidate the blocks using a vibrating plate compactor. Finish blocks with jointing sands. <u>Car Park Area</u> .6 Lay new block paving to create new parking space along the side elevation of the new toilet facility. Block paving specification to be suitable for medium duty use i.e. vehicles not exceeding 7.5 tonnes. Block paving to match the existing colour, pattern etc used elsewhere.			
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SECTION 3 – EMPLOYER’S REQUIREMENTS

	.7 Dig off the surface to the required depth (approximately 200mm) and remove all weeds and other unwanted organic matter from the working area. Excavate any soft spots and fill with compacted sub-base material. Lay a suitable geotextile membrane over the prepared sub-grade material. .8 Lay DTp1 granular sub-base minimum 150mm compacted thickness. Ensure that the final surface is tight before continuing with the bedding material. .9 Lay blocks in a matching pattern, directly onto a bed of coarse grit sand 25-40mm. Lay contrasting edge courses on a concrete bed and haunched. .10 Block paving to be laid with a fall of not less than 1:80 to ensure adequate drainage of surface water away from the new building. Once laid and following alignment / level checks, consolidate the blocks using a vibrating plate compactor. Finish blocks with jointing sands. <u>Making Good</u> .11 Contractor to allow for making good to tarmac road surface to match in with existing site levels and falls; location adjacent to new block paving for new car park space. .12 Existing lamp posts in this area to be carefully removed and stored in safe and secure location ready for relocating to new positions. Allow for isolating and protecting underground ductwork / cables in the immediate vicinity.			
NTBS2617		CARRIED TO COLLECTION	£	

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MECHANICAL & ELECTRICAL FOR ST MARY’S WAY

The following M&E schedule of works is a performance-based specification which describes the client’s requirements and sets out design parameters to which contractors are invited to provide their proposals.

The contractor will be responsible for the design of the M&E works for the scheme under the JCT Minor Works Building Contract 2005 With Contractor Design.

Building Services

Contractor to refer to Gleeds drawing NTBS2617/SMW-06

Mechanical Works

19.0 Heating

- .1 Contractor to supply and install electrical panel heaters within the maintenance area, to allow warm air and radiant heat to transfer to the WC rooms.
- .2 Panel heaters shall be set to provide a room temperature of 20°C.
- .3 Each panel heater shall have an integral thermostat, temperature controller and timer, equal and approved to the Atlantic F117.
- .4 Cabling to the panel heaters shall be as per the manufacturer’s recommendations, and shall only be installed in the maintenance area, with no panel heaters nor wiring for panel heaters in any of the WC rooms.
- .5 Wiring to panel heaters within the maintenance area can be clipped to the walls, although trunking is also acceptable.

20.0 Ventilation

- .1 Contractor to supply and install a toilet extract system capable of removing up to 10 air changes per hour of air from each WC room.
- .2 The new system shall consist of:
 - Fan
 - External Louvre
 - Grilles or extract valves
 - Ductwork
 - Time control

The fan shall constantly extract a ‘trickle’ volume air during its working hours (client to confirm exact hours of operation). The fan shall increase its speed to extract a ‘boost’ volume whenever a PIR detector in a WC room detects an occupant.
- .3 The fan shall be mounted at high level in the maintenance area, with grilles/valves mounted in the wall to serve the WCs. The grilles/valves shall be anti-vandal and shall match the wall colour.

21.0 Cold Water

- .1 Contractor to coordinate a new mains water connection from the either an external existing main or a new water main, to a 32mm MDPE connection and stopcock inside the building.
- .2 The contractor shall then install new cold water pipework in copper and ancillaries to serve:

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	• WHBs and WCs in the WC rooms • Internal bib tap for connection to a cleaner's hose • External bib tap (with suitable frost protection) for automatic irrigation system to hanging baskets • Cleaner's sink			
.3	Each individual sanitary ware item to be fitted with a WRAS-approved Ballofix local isolation valve.			
.4	Allow for completed cold water system to be tested and commissioned, disinfected and flushed clean prior to handover.			
.5	Cold water pipework shall be installed within the maintenance area, with any penetrations into the WC rooms to connect as directly as possible into any fittings so that the pipework is concealed from the public.			
.6	Cold water pipework shall be copper press-fit, bracketed to walls and lagged with 15mm phenolic foam with taped joints.			
22.0	Domestic Hot Water			
.1	Hot water is produced in the WCs via hand wash & dryer automatic units, as per Wallgate Thrii or equal and approved. These units only need a cold water connection.			
.2	Hot water to the cleaner's sink shall be provided via an instantaneous electric water heater such as a Zip Aquapoint III or equal and approved.			
.3	The hot water service to the cleaner's sink shall be blended via a 4-in-1 thermostatic mixer valve to 48°C, with a sign above the sink to indicate that this is a cleaner's sink with water that has the potential to scald.			
.5	Hot water pipework shall be installed solely within the maintenance area, with no penetrations into the WC rooms.			
.6	Hot water pipework shall be copper press-fit, bracketed to walls and lagged with 15mm phenolic foam with taped joints.			
23.0	Above Ground Drainage			
.1	The Contractor shall design, supply, install, test and commission all new above ground drainage pipework to serve all new sanitary ware.			
.2	This shall consist of, but not be limited to: • Connections to WCs • Connections to WHBs • Connections to the cleaner's sink			
.3	All soil & vent pipework, as well as waste pipework and traps shall be Polypipe solvent weld or equal and approved. The complete drainage system shall be designed and installed in accordance with the manufacturer's instructions.			
.4	All drainage pipework shall be installed within the maintenance area wherever possible, and concealed from the WC rooms as far as practicable. Long runs of exposed drainage pipework will not be accepted because they would be susceptible to vandalism.			
.5	Rodding points shall be provided at the end of all drainage runs and shall be accessible.			
.6	The Contractor shall allow for all necessary adaptors to connect to the below ground drainage system.			
NTBS2617		CARRIED TO COLLECTION	£	
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24.0	Disconnection of existing services			
.1	The Services Contractor shall disconnect, remove and dispose of any existing mechanical services before commencement on the new works.			
.2	The services in question consist of, but are not limited to: • Redundant hot and cold water services pipework, valves and fittings • Redundant above ground drainage pipework and fittings • Redundant heating, cooling and ventilation equipment • Redundant LPHW heating radiators, pipework, valves and fittings • Redundant refrigeration system pipework and fittings • Redundant ventilation ductwork, diffusers, grilles and fittings • Redundant thermal insulation • Redundant control system and BMS equipment and wiring			
25.0	Builders work			
.1	The contractor is to allow for all builders work in connection with the installation of the Mechanical and Electrical works including making good any disturbed surfaces.			
NTBS2617		CARRIED TO COLLECTION £		
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Electrical Works

26.0

Disconnection of Services

The Services Contractor shall disconnect, remove and dispose of any existing electrical services before commencement on the new works.

.2 Services and plant to be disconnected and removed shall include but not be limited to the following:-

- Distribution boards
- Redundant busbar trunking distribution systems, isolators and cable connectors
- Redundant isolators, socket outlets, fused connection units and associated wiring and containment
- Redundant light fittings and controls including associated wiring and containment
- Redundant IT and data junction boxes, cable outlets, containment and wiring
- Redundant fire alarm equipment and cables
- Redundant voice and communications equipment and wiring and containment
- Redundant CCTV equipment and associated wiring and containment
- Redundant access control equipment, wiring and containment
- Redundant intruder alarm equipment and wiring
- Redundant accessible toilet alarm equipment and wiring
- Redundant wiring and containment to mechanical services equipment and controls

.3 The existing street lamps at Saint Mary's Way are to be retained and connected to the new distribution board.

.4 The electrical connection to the portacabin near St Mary's Way shall also be retained. The portacabin is occupied by Shopmobility and is currently powered from the old existing toilet block. The Contractor shall ascertain the route of the existing underground cabling to serve the portacabin and shall supply and install any new cabling and connections to ensure that the portacabin is powered from the new toilet block.

27.0

Lighting & Emergency Lighting

.1 Contractor to design, supply, install and commission a new lighting system for the WC blocks.

.2 The lighting system shall use new LED light fittings comprising of anti-vandal flush fittings in the WCs, batten luminaires in the maintenance area and anti-vandal IP65 rated fittings for external areas.

.3 Light fittings shall be controlled by plug in lighting controls modules and occupancy/absence detectors in the WCs, with a manual switch in the maintenance area and dusk/dawn sensors for the external lights.

.4 Wiring for lighting shall be PVC twin and earth hidden in ceiling voids and chased into walls wherever possible. Wherever wires are in site of the public (i.e. in the WCs and externally, but not within the maintenance space) they shall be fixed with anti-vandal cable guards or anti-vandal trunking. Cabling visible to the public should be avoided where possible and any cabling that is visible to the public will need to be approved by the Gleeds CA.

.5 The lighting design shall achieve the following lux levels:

Room	Average lux level to be achieved	Notes
WC	100	
Maintenance area	200	IP65 ra

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		te d
External	20	IP65 ra te d

28.0 General Power

- .1 Contractor to allow for general power sockets and accessories to be MK Electric. Power sockets shall be surface mounted in the maintenance area, with any fused spurs in the WCs to be chased in the walls prior to tiling.
- .2 Power sockets externally and in maintenance area to be IP65 rated.
- .3 Cables shall be surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.
- .4 Any switched fused spurs shall be installed to minimise interference by the public, either by installing within the maintenance area, or if it is only possible to install in the WC, then install behind boxing or within ceiling voids.

29.0 Fire Alarm & Security

- .1 A new Class P1 fire alarm system shall be installed to the WC rooms. The main function of the fire alarms is to detect any arson attacks or smoking within the WC rooms.
- .2 The fire alarm system shall include, but not be limited to:
 - Smoke detectors with integral sounders and beacons
 - Alarm panel mounted in the maintenance area
 - Interface units between fire alarm, ventilation system and the door locks, so that upon alarm activation the extract fan stops and the door (to the WC where the alarm activated) unlocks.
 - Wiring in FP200 to connect the various elements of the system, surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.
- .3 The Security system shall include, but not be limited to:
 - CCTV cameras mounted externally as high as possible, with cages to deter vandalism (refer to NTBS2617/SMW-06 for positions of CCTV cameras)
 - Panel mounted in the maintenance area
 - Recording equipment stored within a secure cabinet in the maintenance area
 - Wiring in twin & earth (for power) and Category 7 wiring (for data) to connect the various elements of the system, surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.

The CCTV cameras shall record video and audio onto the secure recording equipment. A screen is not required, as the screen would not be monitored. In the event of an incident, the CCTV recording can be recovered and copied as necessary.
- .4 The Security system must be installed:
 - To record 24 hours a day, 7 days a week
 - To store the most recent 31 days of footage as a minimum
 - To display and record the time and date
 - To record in sufficient quality to establish known and unknown persons
 - With sufficient illuminate and/or capability to work in darkness to maintain the picture quality

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30.0	Disabled Alarm			
.1	The Contractor shall supply, install, test and commission new accessible alarm equipment for each WC room.			
.2	This shall include, but not be limited to: • Pull chords in WC rooms • Sounder/beacons mounted outside the WCs • Interface unit between disabled alarm system and the door lock, so the coin pay displays an emergency message and the door (to the WC where the disabled alarm was pulled) unlocks after activation of a disabled alarm.			

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	Construction of New Public Toilet Facility – Wilton Road Car Park 31.0 Public Utilities .1 Melton Borough Council have made the necessary applications for new connections to public utility services, limited to water and electricity supplies. The appointed contractor to maintain close co-ordination with utility providers to ensure that the connection works are arranged and managed to meet the construction programme. Contractor to be responsible for laying any new pipework, cabling etc. from the new building to the highway boundary. Contractor to hold responsibility for foul drainage connections, further detail provided within section 34.0 - <i>Below Ground Drainage</i>. 32.0 Demolition / Enabling Works .1 Partially demolish existing dwarf brickwork walls and associated footings to planter located on site boundary; to facilitate construction of new toilet facility. Works to include the removal of metal railings, topsoil, vegetation etc. Section of planter wall to remain adjacent to carpark entrance as shown on drawings, and to be protected from damage for the duration of the works, along with all remaining vegetation. .2 Break out existing block paving and associated kerb edgings to end of taxi rank as shown on Drawing No. NTBS2617/WR-05 to remove pinch point for vehicles. Prepare ground and make good tarmacadam road surfacing and kerb edging to match existing construction. .3 Allow for burning off all thermoplastic line markings within the taxi rank area. .4 Remove existing taxi rank signage positioned adjacent to dwarf brickwork planter wall. Set aside and allow for repositioning later in the works programme. 33.0 Reinstatement Works .1 Build new dwarf brickwork wall (approximately 2 linear metres) to rear of bus stop shelter, perpendicular to the exposed wall ends, thus closing off the planter. New wall to replicate existing construction in all respects including new concrete footings. New brickwork to be tied / toothed into existing brickwork as deemed necessary. Allow for back filling with topsoil and replenishing levels with retained materials from site. .2 Build new dwarf brickwork wall (approximately 5 linear metres) to left hand side of new toilet facility (viewed from front elevation), connecting with the exposed wall end and abutting the new external cavity wall, thus closing off the planter. New wall to replicate existing construction in all respects including new concrete footings. New brickwork to be tied / toothed into existing brickwork as deemed necessary. Please note the proposed underground foul drainage route through the planter and the requirement to excavate the ground where it passes under the dwarf wall. Allow for providing adequate support to the re-built dwarf wall, where the drainage passes underneath. .3 Supply and install Terram ‘Rootguard Plus’ or similar approved, impermeable membrane (non-woven geotextile extrusion coated with high density polyethylene), placed vertically against the new external wall of the toilet. Allow for back filling with topsoil and replenishing levels with retained materials from site. .4 Also allow for adapting and or replacing the existing metal railings where affected by the removal of the dwarf brickwork walls. New sections of railings to match the existing style, finish, colour etc. and fixed into the top rowlock course.			
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SECTION 3 – EMPLOYER’S REQUIREMENTS

34.0	Below Ground Drainage .1 Please refer to the enclosed existing utilities drawing no. 0317-HSP-006 which identifies the existing service routes and connections local to the working area. All drainage works to be in accordance with The Building Regulations 2010 Approved Document H – Drainage and waste disposal. .2 Main contractor to be responsible for undertaking direct drainage connection works to the existing public combined gravity sewer situated within the public highway on Wilton Road. The Main contractor must be able to demonstrate that they have the necessary authorisation for working in confined spaces and suitable NRSWA accreditation to work within the public highway. These must be current and made available for the inspector upon request. Severn Trent Water will assess the competence of the organisation undertaking the drainage works as part of the Section 106 application process. .3 Contractor must provide a site / connection specific risk assessment and method statement which shows the step by step process of connection from start to completion. The contractor will be responsible for applying for a Section 50 licence for occupying the road in connection with the works and also for providing all traffic management systems for the duration of the works. .4 Contractor to excavate ground and supply and install new inspection chambers as shown on drawing NTBS2617/WR-05. New inspection chambers to be 450mm black polypropylene from Marley Plumbing and Drainage, Tel: 01622 858888 or approved equivalent. Chambers to be installed on 100mm bed of suitable granular material, evenly compacted under the base. Sidefill material should extend to just below ground level. Inspection chambers to withstand water testing in accordance with BS EN 1610. • Supply and install chamber riser and cut to suit proposed invert of inspection chamber bases in accordance with manufacturer's instructions. • Include for all necessary chamber riser clips. • Inspection chamber cover to be cast iron to BS EN 124: 1994 to class A15 where located on pedestrian access routes only. Frame to be set in a local concrete bed and surround. • Include for the installation of Marley Plumbing and Drainage rodding points (code URP1), black cover with four screw fixings and seal. Allow for all associated couplings, bends etc. Rodding eye terminals to be bedded on concrete support and suitable for A15 loading class minimum. • Include for the installation of air admittance valves, situated within the rear access area for maintenance. .5 Allow for excavating ground to the required depth for all new underground drainage runs and store spoil on site for re-use. Ensure that all services identified are adequately marked and protected to ensure no damage occurs during excavating. .6 Supply and lay new 110mm uPVC pipework connecting to new and existing IC locations, Class B bedding. All drainage installation to be carried out in accordance with the Building Regs Part H 2010 and recommendations in BS 5955: Part 6 'Installation of PVCu pipework for gravity drains and sewers' and BS EN 1610 'Construction and testing of drains and sewers'. .1 Allow for all 90° bends, couplings and rocker pipes (where underground drainage passes through existing external walls). .2 All connections to existing foul drainage to be laid to 1:40 falls (min) .3 Allow for casting in place all new drainage pipework within raft foundation.			
NTBS2617	CARRIED TO COLLECTION £			3/27

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.7	Allow for pressure testing of drains upon completion of these works to ensure correct functioning and no leaks.			
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35.0	Sub-Structure .1 The contractor will allow to construct the toilet facilities to the size shown on Gleeds and HSP Consulting drawings. <u>Gleeds</u> NTBS2617/WR-02 - Proposed Plan NTBS2617/WR-03 - Elevations NTBS2617/WR-05 - Proposed Site Plan NTBS2617/WR-06 - M&E NTBS2617/WR-07 - Section <u>HSP Consulting Ltd</u> 001 REV B (Project No. C2521) – Raft Foundation Details (Wilton Road) .2 Excavate area for concrete raft foundation to proposed formation level or to satisfaction of LA Building Control Department. Allow for disposal of all arisings off site. Level and compact ground upon completion. .3 Form reinforced raft foundation as per structural design drawings by HSP Consulting Ltd. .4 Lay 150mm MOT type 1 stone hardcore, with 75mm thick Gen1 blinding concrete over, covered with 1200 gauge damp proof membrane (visqueen or other approved). .5 Concrete for use in foundation to be mix designation RC32/40 and in accordance with current versions of BS8500 and BS EN 206. A252 reinforcement mesh to be used top and bottom of foundation with minimum 40mm cover. All concrete, unless noted otherwise, to be manufactured using ordinary Portland Cement, and should contain no additives or admixtures except as approved by the engineer. Please refer to Phase II Geo-Environmental Assessment Report as prepared by HSP Consulting Ltd, for information on site ground conditions and recommendations for Design Sulphate class. All workmanship and materials to be in accordance with the requirements of the current versions of BS EN 1992. All concrete, unless noted otherwise, to be manufactured using ordinary Portland cement, and should contain no additives or admixtures except as approved by the engineer. All foundations designed for a safe ground bearing pressure of 50kN/m² net. Any obstructions found, old foundations, sewers etc. shall be removed for the extent of the foundation works and back filled to the approval of the engineer / building control. Any disturbed material beneath foundations to be removed and replaced by mass concrete. Bottoms of all foundation excavations must generally be examined by engineer / building control before concrete is cast. .6 Contractor to allow for all necessary timber formwork and shoring when casting the foundations and to allow for suitably protecting excavations on site to prevent unauthorised access. Allow to compact and vibrate to remove all air pockets. .7 Allow for backfilling around all foundations using selected materials and be compacted in layers not exceeding 150mm thickness, to a depth of 250mm below ground level. .8 Supply and lay 100mm Celotex TB4000 floor insulation or similar approved equivalent above DPM, tel: 01544 388601. Insulation to be lapped up at perimeters and laid with			
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36.0	Super-Structure .1 Supply and lay Ruberoid Hy-load DPC to newly formed cavity walls minimum 150mm above external ground floor level. Ensure DPC laps continuously with DPM using a suitable lap adhesive and mastic. .2 Construct new external cavity walls (100mm cavity width) for proposed building. Internal leaf of cavity wall to comprise of 100mm 5KN Interfuse Interlyte lightweight concrete blocks. External leaf to be constructed in 100mm facing bricks, type, size and colour of bricks to match those used on the new St Mary's Way facility. Bricks to be laid in 1:5 mortar with 'stretcher' bond pattern to match existing. Class B engineering bricks to be used below DPC level. Form corbelled brick detail at eaves. Installation to be in accordance with manufacturer's instructions. • All service penetrations in new walls are to be filled with a suitable intumescent filler/sealant. • Contractor to obtain a sample of bricks for approval by CA prior to commencing works on site. .3 Supply and install full fill cavity wall insulation comprising 100mm thick Knauf Earthwool DriTherm cavity slabs or similar approved, made from glass mineral wool slabs with a thermal conductivity of 0.037 W/mK. .4 Stainless steel wall ties to be Ancon ST1 225mm long. Ties to be fixed and spaced at 900mm horizontal centres and 450mm vertical centres with minimum embedment of 50mm. Ties are to be spaced at 225mm centres at jambs and reveals in openings. .5 Form wall movement joint detail as per structural design drawings by HSP Consulting Ltd, comprising Ancon 225mm long PPS wall tie at 225mm vertical centres and Ancoc SPN ties at 225 vertical centres, with 10mm wide joint filled with compressible board and sealed with 2-part polysulphide sealant. .6 Rear external wall of toilet facility to include Anchon WP2 125 x 70 x 4 windpost bolted to slab, and to underside of timber wall plate. .7 Form openings in proposed cavity wall for new entrance doors. .8 All opening reveals to be fitted with Kingspan Kooltherm cavity closers or similar approved to suit size of openings. .9 Supply and install CG90/100 Catnic lintel above 4nr external door openings.			
NTBS2617	3/31	CARRIED TO COLLECTION £		

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37.0	Pitched / Hipped Roof Construction .1 Supply and fix new 100 x 75mm pre-treated wall plates at eaves level bedded and levelled on mortar and secured with additional 120mm long screws. Wall plates should be in lengths not less than 3m long and joined using half-lapped joints at corners and in running lengths. Provide 1m long 30 x 2.5mm galv. mild steel vertical restraint straps fixed to head of wall plates and turned down inner leaf blockwork wall at 2000mm c/c. .2 Contractor to supply and install new timber trusses spaced @ 600mm c/c to form roof pitch (min. 30° pitch). The contractor shall seek the services of a Timber Truss Specialist in order to design, produce calculations and fabricate the trusses. Contractor to submit a copy of detail design drawings and calculation for trusses prior to works commencing on site. Roof truss calculations to be submitted to Building Control for approval. • Allow for all bracing and plywood, truss clips and lateral restraint straps. • Tilting fillets and sprockets to be provided. .4 Provide 300mm Knauf Earthwool loft roll 44 or similar approved. Insulation to be laid 100mm between the ceiling joists and 200mm over the joists. Install to manufacturer's instructions and ensure insulation does not restrict air flow at eaves. .5 Supply and lay TYVEK Supro or similar approved breather membrane on new rafters ensuring sufficient overlap in accordance with manufacturer's instructions. Membrane to be dressed into new gutters at eaves. .6 Provide a continuous underlay support tray at the eaves. Tray to be Klobber eaves carrier or similar approved. .7 Supply and fix 38 x 25mm pre-treated graded softwood battens spaced to suit size and headlap of new roof covering. .8 Supply and fix Marley Eternit 'Hawkins' clay plain tile or similar approved with headlap to suit pitch of new pitched roof. Contractor to obtain a sample of tile for approval by CA prior to commencing works on site. Refer to manufacturers recommendations for all fixing details. Laid and fixed to comply with BS 5534: the British Standard Code of practice for slating and tiling, and BS 8000: Part 6: the British Standard Code of practice for workmanship on building sites. • Ridges and hips to be installed with Marley Eternit Hawkins clay plain tile, to be compatible with Marley Eternit Universal Ridgefast and HipFast systems. • Supply and fix Universal eaves vent system including all key component items.			
NTBS2617	CARRIED TO COLLECTION £			

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38.0	External Rainwater Goods			
.1	Supply and fix Alumasc Heritage cast aluminium 100 x 75mm moulded gutter profile or similar approved to all elevations. Include for all bracketry and fittings including but not limited to rise and fall brackets, running outlets, 90 degree angles, union clips etc. CA to confirm colour of powder coated finish.			
.2	Supply and fix Alumasc Hertiage cast aluminium 63mm diameter circular downpipes or similar approved. Include for all bracketry and fittings including but not limited to bends, offsets, shoes etc. CA to confirm colour of powder coated finish.			
.3	New rainwater pipes to be connected to existing gully locations where available, as shown on the existing utilities drawing appended to this tender pack. Allow for the supply and installation of 1nr new square rainwater hopper and rest bend, including connections to existing underground pipes.			
.4	All rainwater goods to be installed in accordance with manufacturer's instructions.			

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39.0 Flooring Works .1 .2 .3 .4 .5 .6 40.0 Wall Finishes .1 .2 .3 .4 .5	Supply and install ACO Modular 125 stainless steel linear drainage channels or similar approved to the rear of each toilet area as indicated on drawings. • Drainage channels to be 2m long x 153mm wide with built in falls 50/65mm deep to end 110mm diameter spigot with inline trap. • Flow rate 1.2 litres per second c/w foul air trap & sieve. • Channels supplied with locked slip resistant quadrato grates to Load Class A 15. • All in 304 Stainless Steel. Plus PVC infill, for tiled/ resin/ concrete floors. Contractor to include for all components and accessories including but not limited to standard channels, channel edges (appropriate for the load class and flooring finish), end plates, outlet gullies, slip resistant Quadrato grating (locking option). Drainage system to be installed in accordance with manufacturers recommendations. Allow for correct positioning of gully bodies and measuring for shuttering and oversite concrete. Include for all necessary connections to new drainage pipework within each toilet. Supply and lay anti-slip ceramic floor tiles suitable for wet surfaces, to each toilet area using a suitable high bond strength adhesive and anti-mould flexible coloured grout. Tile size / pattern / colour to be confirmed by CA. Include for providing a corresponding tiled skirting system to the perimeter of each toilet area. Ensure that the finished floor surface has a cross falls gradient towards the drainage channel of between 1:80 - 1:100. Contractor to ensure that floor tiles are correctly laid around the linear drainage channels using the appropriate channel infill accessory. Please note that the floor surfaces to the maintenance access area will have no laid finishes with power float finish concrete slab fully exposed. Apply a 13mm cement scratch coat (1:3 mix) to all internal wall surfaces within toilets. Supply and install 300mm x 600mm x 10mm ceramic wall tiles using suitable waterproof, mould resistant tile adhesive and anti-mould flexible coloured grout to internal blockwork wall surfaces to the 3nr toilet areas. Backgrounds of exceptionally high suction may require pre-treatment with a suitable wall primer or dampen down to control suction. Application to be in accordance with manufacturer's instructions. Allow for sourcing tiling at £30.00 per square metre for pricing purposes. Contractor to allow for all labour, trims, adhesive etc, over and above the tile cost. Tile pattern / colour to be confirmed by CA. Allow for all necessary tiling trims, strips, quadrant corners etc. Ensure that the background has adequate drying time, as given in the relevant part of BS 5385, prior to fixing the tiles. Install tiles in accordance with the relevant parts of BS 5385 and BS 8000: Part 11 Workmanship on Building sites. Backgrounds to receive ceramic tiles should be finished so any gap under a 2m straight edge does not exceed 3mm (surface regularity 1). Please note that the internal wall surfaces to the maintenance access area will be fair faced and pointed blockwork with no wall plastering or decorative finishes.			
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41.0 Ceilings .1 .2 .3 .4 .5 .6 .7 42.0 Decoration .1 .2 .3 43.0 Sanitaryware and fittings <u>WC Areas</u> .1 .2 .3	Supply and fix 15mm British Gypsum Gyproc DuraLine plasterboard to underside of trusses using 38mm Gyproc Drywall timber screws. Contractor to make provisions for fixing additional timber noggins and support battens etc to ensure adequate fixing. Fix boards with decorative side out to receive joint treatment and skim plaster finish. Lightly butt boards together. Install fixings not closer than 13mm from cut edges and 10mm from bound edges. Position cut edges to internal angles whenever possible, removing paper burrs with fine sandpaper. Stagger horizontal and vertical board joints between layers by a minimum of 600mm. Plaster the face (ivory) with Thistle Multi-Finish. Reinforce joints in boards with joint tape and provide 2mm skim coat of British Gypsum Thistle Board Finish ready to receive decoration. Application to be in accordance with manufacturer's instructions. Supply and fix 600 x 600 Profab 7000 series 60 min fire rated loft access hatch. Install in accordance with manufacturers recommendations. Hatch to be located within the rear access area for maintenance. Supply and fix 1no aluminium loft ladder to suit height of new ceiling and fix to ensure this does not obstruct any fitted objects when pulled down. Position to be agreed with CA on site. Apply a mist coat to all new plaster finishes to internal ceilings and apply 2nr coats of Johnston's acrylic eggshell paint. All paints and other materials to be used strictly in accordance with the manufacturer's instructions. All colours to be confirmed by Gleeds CA. Supply and install the following range of semi-automatic sanitaryware by 'Wallgate' or similar approved to each WC area: - Public Disabled BTW WC + Ext.; Fixed Seat (ref. CWC-81ST-EXT) - DOC M rail pack (ref. DOCM-RPK-W) - Flush Activation Pack (CIST19-E) for 3x WC; infra-red (ref. SCPK03-IR-CIST19) - Thrii Disabled Automatic Handwash Dryer; S'Surface – (ref. THRII-DIS-SS) Colours to be chosen by client and confirmed by CA prior to ordering. Selected colours to contract visually, with a difference in light reflectance value between surfaces greater than 30 points. Contractor to allow for commissioning of new sanitary ware before handover to client.			
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	.4 Supply and install Magrini MH42 horizontal wall mounted fold down baby changing unit or similar approved. Unit to be installed as per manufacturers instructions. Dimensions: 760mm x 145mm (closed) 540mm (open) x 585mm <u>Access Area for maintenance</u> .5 Supply and install the following Armitage Shanks or similar approved products: • ‘Alder’ sink 51 x 31cm high back and fitted stainless steel bucket grating ref. S5900(01) • Domex screws (pair) ref. S9101(01) • Nimbus 21 exposed bib tap wall mount self centralising installation pair ref. B1688(AA) • Waste 1½" unslotted strainer waste, 80mm tail. Brass ref. S8726(AA) • Trap 1½" plastic resealing bottle with 75mm seal, multi-purpose outlet ref. S8925(67) • Leg 350mm stainless steel with 355mm screw to wall Aluminium alloy bearer, 305mm stud (pair) ref. S9233(MY) • Alterna 21 bib taps 1/2" lever handles, anti vandal outlet pair ref. B1457(AA) • Washbasins to comply with BS EN 14688 & BS EN 31 • Material – Fine Fireclay 44.0 Above Ground Drainage .1 The Contractor shall design, supply, install, test and commission all new above ground drainage pipework to serve all new sanitary ware. .2 Install a complete new above ground drainage system, as required, to discharge all waste water into the below ground drainage system. All materials used to be PVC-u. Refer to BS EN 1329 for design of drainage, BS EN 1566 for design of sanitary ware pipework & Building Regulations approved documents H Drainage and Waste Disposal. Allow for all works in connection with installation of new drainage and for recessing into floor slab and laying of damp proof membrane and insulation forming 20mm duct around pipe to receive polystyrene bead fill as required. Sealants to conform to BS EN ISO 11600 and have a fungicide incorporated. .3 All installations to comply with Building Regulations approved document H (Drainage and Waste Disposal) and relevant British Standards and best practice guidance.			
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45.0	External doors & door entry system .1 Supply and install 4nr. Britannia Metador ‘Defender’ steel doors or similar approved. Doors to include the following minimum performance requirements: • 1.5mm galvanised steel skin, powder coated finish, colour to be confirmed by CA. • Solid timber core. • Circular vision panel with obscured safety glazing. • 90 X 50 door frame • Bolted door corners • Threaded adjusters • Aluminium kick plates, push plates and ‘D’ pull handles • Cam action door closer to BS EN 1154, BS 8300 & Approved Document M • Male & Female Accessible Toilet Signage to BS 8300 with embossed symbols, text and braille • Overhead magnetic locking device • CE Marked • ISO 9001:2008 • Thermal Transmittance – Door Panel to 0.75W/m2K • BS EN 1634-1:2008 Fire Rating Test .2 Include for low profile door threshold weather bar with concealed fixings to all external doors. Part M Regulation Compliant. .3 Supply and install door entry system by Intec Systems (UK) Limited (Telephone 01275 390 383) or similar approved, one per each toilet (3nr in total), providing a CoinPay facility for users. System to be mounted either semi flush within the external cavity wall or embedded into the frame of the steel doors. Contractor to provide proposals to Contract administrator for approval. .4 System to provide option for open / close 24 / 7 timer and connected to a magnetic locking device fitted to the door.			
46.0	Entrance Canopy .1 Supply and install Broxap Bespoke Cantilever Monopitch Glazed Canopy or similar approved. Copy of Broxap quotation included within tender pack. • Dimensions (mm): 8700 (l) x 1536 (w) x 2500 (h) to eaves • Base type: submerged baseplates • Roof cladding: 10mm heat soaked toughened glass • Cladding colour: clear • Finish to framework: Galvanised to BS EN ISO 1461:2009 and powder coated • Colour: Stock BS/RAL TBC by CA prior to ordering .2 Guttering: Aluminium guttering, brackets and downpipe, discharging at ground level. Supplied polyester powder coated - TBC by CA prior to ordering. .3 Typical construction of concrete pad foundations (4nr.); 1500mm x 1000mm x 700mm (d). Top of foundation to be c. 150mm to 200mm below finished floor level. Set of 4nr. (post-drill fix) holding down anchor bolts. .4 Foundation design subject to local ground conditions. Contractor to refer to copy of ground investigation report as appended to this tender pack and confirm foundation design prior to construction. .5 Please note the canopy is a bespoke design and the contractor must present to the CA for approval a proposed cantilever monopitch canopy design including colour scheme. Contractor to check all final dimensions on site prior to placing order for new canopy.			

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	47.0 Door Barriers .1 Supply and install 3nr. Broxap door barriers c/w two crossbars or similar approved. Barriers to be positioned directly behind each external door, allowing the door to open a minimum of 90 degree swing. • Dimensions: 1320mm high overall (including root for submerge fixing), 450mm wide, 42mm diameter tube • Supplied with two flat plate crossbars (top and bottom) • Finish: galvanised to BS EN ISO 1461:2009 • Stock BS/RAL colour – TBC by CA prior to ordering • Rubber buffer positioned centrally on the top flat plate crossbar as standard .2 Contractor to include for all excavations and materials for suitable ground fixings, please refer to manufacturer's installation guidance. 48.0 Block paving <u>Pedestrian Area</u> .1 Lay new enlarged concrete block paved area in front and around the right hand elevation of the new toilet facility, areas as shown on drawings. Block paving specification to be suitable for light – medium duty use i.e. light foot and vehicle traffic. .2 Dig off the surface to the required depth (approximately 200mm) and remove all weeds and other unwanted organic matter from the working area. Excavate any soft spots and fill with compacted sub-base material. Lay a suitable geotextile membrane over the prepared sub-grade material. .3 Lay DTp1 granular sub-base minimum 100mm compacted thickness. .4 Lay new blocks in a matching herringbone pattern, directly onto a bed of coarse grit sand approximately 25-40mm thickness. Lay new road kerbs to match existing, on a concrete bed and haunched, linking up with remaining kerb lines. .5 Block paving to be laid with a fall of not less than 1:80 to ensure adequate drainage of surface water away from the new building. Once laid and following alignment / level checks, consolidate the blocks using a vibrating plate compactor. Finish blocks with jointing sands. 49.0 New Drop Kerbs .1 Provide new concrete drop kerbs in 4 No. locations, see Drawing No. NTBS2617/WR-05. Existing road kerbs to be broken / dug out where necessary to facilitate these works. New drop kerbs to be compatible with existing kerb used on site including dimensions, profile and colour. New kerbs to be suitably bedded / haunched on C20 concrete. Include for all droppers and centre stones. .2 In each drop kerb location, supply and lay blister surface tactile paving, minimum dimensions 1200mm x 800mm with a maximum gradient of 1:12. Paving to be Buff coloured for visual contrast. Allow for local alterations and making good to existing block paving and tarmac surfacing. Tactile paving to comply to BS EN 1339: 2003 and in accordance with The Disability Discrimination Act 1995.			
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50.0	Pedestrian Guardrails			
.1	Supply and install Broxap mild steel pedestrian guardrails or similar approved as shown on drawing No. NTBS2617/WR-05. • High visibility, staggered infill bars • Dimensions (mm): 1000 high above ground including 100mm ground clearance, 50 X 30 Box Section. • Fixing: 350mm Root for submerge fixing • Finish: galvanised to BS EN ISO 1461:2009 • 1000mm / 2000mm Long with 12mm Diameter infill bars • Powder coated to a stock BS/RAL colour TBC upon ordering			

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MECHANICAL & ELECTRICAL FOR WILTON ROAD

The following M&E schedule of works is a performance-based specification which describes the client’s requirements and sets out design parameters to which contractors are invited to provide their proposals.

The contractor will be responsible for the design of the M&E works for the scheme under the JCT Minor Works Building Contract 2005 With Contractor Design.

Building Services

Contractor to refer to Gleeds drawing NTBS2617/WR-06

Mechanical Works

51.0 Heating

- .1 Contractor to supply and install electrical panel heaters within the maintenance area, to allow warm air and radiant heat to transfer to the WC rooms.
- .2 Panel heaters shall be set to provide a room temperature of 20°C.
- .3 Each panel heater shall have an integral thermostat, temperature controller and timer, equal and approved to the Atlantic F117.
- .4 Cabling to the panel heaters shall be as per the manufacturer’s recommendations, and shall only be installed in the maintenance area, with no panel heaters nor wiring for panel heaters in any of the WC rooms.
- .5 Wiring to panel heaters within the maintenance area can be clipped to the walls, although trunking is also acceptable.

52.0 Ventilation

- .1 Contractor to supply and install a toilet extract system capable of removing up to 10 air changes per hour of air from each WC room.
- .2 The new system shall consist of:
 - Fan
 - External Louvre
 - Grilles or extract valves
 - Ductwork
 - Time control

The fan shall constantly extract a ‘trickle’ volume air during its working hours (client to confirm exact hours of operation). The fan shall increase its speed to extract a ‘boost’ volume whenever a PIR detector in a WC room detects an occupant.
- .3 The fan shall be mounted at high level in the maintenance area, with grilles/valves mounted in the wall to serve the WCs. The grilles/valves shall be anti-vandal and shall match the wall colour.

53.0 Cold Water

- .1 Contractor to coordinate a new mains water connection from the either an external existing main or a new water main, to a 32mm MDPE connection and stopcock inside the building.
- .2 The contractor shall then install new cold water pipework in copper and ancillaries to serve:

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	• WHBs and WCs in the WC rooms • Internal bib tap for connection to a cleaner's hose • External bib tap (with suitable frost protection) for automatic irrigation system to hanging baskets • Cleaner's sink			
.3	Each individual sanitary ware item to be fitted with a WRAS-approved Ballofix local isolation valve.			
.4	Allow for completed cold water system to be tested and commissioned, disinfected and flushed clean prior to handover.			
.5	Cold water pipework shall be installed within the maintenance area, with any penetrations into the WC rooms to connect as directly as possible into any fittings so that the pipework is concealed from the public.			
.6	Cold water pipework shall be copper press-fit, bracketed to walls and lagged with 15mm phenolic foam with taped joints.			
54.0	Domestic Hot Water			
.1	Hot water is produced in the WCs via hand wash & dryer automatic units, as per Wallgate Thrii or equal and approved. These units only need a cold water connection.			
.2	Hot water to the cleaner's sink shall be provided via an instantaneous electric water heater such as a Zip Aquapoint III or equal and approved.			
.3	The hot water service to the cleaner's sink shall be blended via a 4-in-1 thermostatic mixer valve to 48°C, with a sign above the sink to indicate that this is a cleaner's sink with water that has the potential to scald.			
.5	Hot water pipework shall be installed solely within the maintenance area, with no penetrations into the WC rooms.			
.6	Hot water pipework shall be copper press-fit, bracketed to walls and lagged with 15mm phenolic foam with taped joints.			
55.0	Above Ground Drainage			
.1	The Contractor shall design, supply, install, test and commission all new above ground drainage pipework to serve all new sanitary ware.			
.2	This shall consist of, but not be limited to: • Connections to WCs • Connections to WHBs • Connections to the cleaner's sink			
.3	All soil & vent pipework, as well as waste pipework and traps shall be Polypipe solvent weld or equal and approved. The complete drainage system shall be designed and installed in accordance with the manufacturer's instructions.			
.4	All drainage pipework shall be installed within the maintenance area wherever possible, and concealed from the WC rooms as far as practicable. Long runs of exposed drainage pipework will not be accepted because they would be susceptible to vandalism.			
.5	Rodding points shall be provided at the end of all drainage runs and shall be accessible.			
.6	The Contractor shall allow for all necessary adaptors to connect to the below ground drainage system.			
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56.0 .1 .2 57.0 .1 58.0 .1 .2 .3 59.0 .1 .2 .3	Disconnection of existing services The Services Contractor shall disconnect, remove and dispose of any existing mechanical services before commencement on the new works. The services in question consist of, but are not limited to: • Redundant hot and cold water services pipework, valves and fittings • Redundant above ground drainage pipework and fittings • Redundant heating, cooling and ventilation equipment • Redundant LPHW heating radiators, pipework, valves and fittings • Redundant refrigeration system pipework and fittings • Redundant ventilation ductwork, diffusers, grilles and fittings • Redundant thermal insulation • Redundant control system and BMS equipment and wiring Builders work The contractor is to allow for all builders work in connection with the installation of the Mechanical and Electrical works including making good any disturbed surfaces. Electrical Works Disconnection of Services The Services Contractor shall disconnect, remove and dispose of any existing electrical services before commencement on the new works as per Section 4.2 Services and plant to be disconnected and removed shall include but not be limited to the following:- • Distribution boards • Redundant busbar trunking distribution systems, isolators and cable connectors • Redundant isolators, socket outlets, fused connection units and associated wiring and containment • Redundant light fittings and controls including associated wiring and containment • Redundant IT and data junction boxes, cable outlets, containment and wiring • Redundant fire alarm equipment and cables • Redundant voice and communications equipment and wiring and containment • Redundant CCTV equipment and associated wiring and containment • Redundant access control equipment, wiring and containment • Redundant intruder alarm equipment and wiring • Redundant accessible toilet alarm equipment and wiring • Redundant wiring and containment to mechanical services equipment and controls The existing street lamps at Saint Mary’s Way are to be retained and connected to the new distribution board. Lighting & Emergency Lighting Contractor to design, supply, install and commission a new lighting system for the WC blocks. The lighting system shall use new LED light fittings comprising of anti-vandal flush fittings in the WCs, batten luminaires in the maintenance area and anti-vandal IP65 rated fittings for external areas. Light fittings shall be controlled by plug in lighting controls modules and occupancy/absence detectors in the WCs, with a manual switch in the maintenance area and dusk/dawn sensors for the external lights.			
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- .4 Wiring for lighting shall be PVC twin and earth hidden in ceiling voids and chased into walls wherever possible. Wherever wires are in site of the public (i.e. in the WCs and externally, but not within the maintenance space) they shall be fixed with anti-vandal cable guards or anti-vandal trunking. Cabling visible to the public should be avoided where possible and any cabling that is visible to the public will need to be approved by the Gleeds CA.
- .5 The lighting design shall achieve the following lux levels:

Room	Average lux level to be achieved	Notes
WC	100	
Maintenance area	200	IP65 rated
External	20	IP65 rated

60.0 General Power

- .1 Contractor to allow for general power sockets and accessories to be MK Electric. Power sockets shall be surface mounted in the maintenance area, with any fused spurs in the WCs to be chased in the walls prior to tiling.
- .2 Power sockets externally and in maintenance area to be IP65 rated.
- .3 Cables shall be surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.
- .4 Any switched fused spurs shall be installed to minimise interference by the public, either by installing within the maintenance area, or if it is only possible to install in the WC, then install behind boxing or within ceiling voids.

61.0 Fire Alarm & Security

- .1 A new Class P1 fire alarm system shall be installed to the WC rooms. The main function of the fire alarms is to detect any arson attacks or smoking within the WC rooms.
- .2 The fire alarm system shall include, but not be limited to:
- Smoke detectors with integral sounders and beacons
 - Alarm panel mounted in the maintenance area
 - Interface units between fire alarm, ventilation system and the door locks, so that upon alarm activation the extract fan stops and the door (to the WC where the alarm activated) unlocks.
 - Wiring in FP200 to connect the various elements of the system, surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.
- .3 The Security system shall include, but not be limited to:
- CCTV cameras mounted externally as high as possible, with cages to deter vandalism
 - Panel mounted in the maintenance area
 - Recording equipment stored within a secure cabinet in the maintenance area
 - Wiring in twin & earth (for power) and Category 7 wiring (for data) to connect the various elements of the system, surface fixed on heavy duty galvanised mild steel tray in maintenance area, roof voids and externally.

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	The CCTV cameras shall record video and audio onto the secure recording equipment. A screen is not required, as the screen would not be monitored. In the event of an incident, the CCTV recording can be recovered and copied as necessary.			
.4	The Security system must be installed: • To record 24 hours a day, 7 days a week • To store the most recent 31 days of footage as a minimum • To display and record the time and date • To record in sufficient quality to establish known and unknown persons • With sufficient illuminate and/or capability to work in darkness to maintain the picture quality			
62.0	Disabled Alarm			
.1	The Contractor shall supply, install, test and commission new accessible alarm equipment for each WC room.			
.2	This shall include, but not be limited to: • Pullchords in WC rooms • Sounder/beacons mounted outside the WCs • Interface unit between disabled alarm system and the door lock, so the coin pay displays an emergency message and the door (to the WC where the disabled alarm was pulled) unlocks after activation of a disabled alarm.			

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63.0	Project Completion / Handover .1 On the date of, or prior to, practical completion provide the Contract Administrator with two soft and two hard copies of the Health and Safety file. The format of the Health and Safety file is to comply with the CDM Regulations 2015. This file will include as a minimum: • As built drawings. • All certification. • All warranty and guarantee information. • Product information. • Designer’s Risk Assessment • Maintenance Strategies. The contractor is to make allowances for ensuring the Health and Safety File is continuously updated and developed throughout the works and provided as a complete document to the Principle Designer on completion.			
64.0	Defined Provisional Sums The contractor will include the following defined provisional sums within their tender price: .1 Making good and / or renewing existing road surfaces at St Mary’s Way public car park - £5,000.00 .2 Making good and / or renewing existing road surfaces at Wilton Road public car park - £5,000.00 .3 Thermoplastic line markings at Wilton Road pubic car park - £1,000.00 .4 Wall supports for new canopy at St Mary’s Way public car park - £1,000.00 .5 Wall supports for new canopy at Wilton Road public car park - £1,000.00 .6 Supply and installation of new external signage at St Mary’s Way public car park - £250.00 .7 Supply and installation of new external signage at Wilton Road public car park - £250.00			
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