

Knutsford Town Council Tender for:

Conversion of Void Space in Public Toilets to Commercial Units

Issued 16th November 2017

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REQUIREMENTS

The works required are detailed in the attached plans.

TENDER SUBMISSION

Tenders must be submitted in hard copy by ordinary post. Tenders shall comprise one paper copy of all information and a digital submission contained on either a USB stick or CD. The tender pack will be sealed so as to prevent the contents becoming known. The packs shall not have any external means of identifying a potential supplier.

The envelope must be addressed to:

The Town Clerk
Void Spaces Tender
Knutsford Town Council
Council Offices, Toft Road, Knutsford, WA16 6TA

NB: Tenderers must disclose, as part of their submission, if they are known to any Member or Officer of Knutsford Town Council and the nature of that relationship. Failure to do so may result in disqualification from the process.

TENDER DETAIL

This tender may be split in two with works progressing at one site only. Therefore, tenders should comprise:

- a) Total cost of works for both sites
- b) Cost of works per site

Tenders should include two independent references for similar works.

Tenders should include all required detail as per the plans provided.

TENDER TIMEFRAME

November 16th 2017 December 22nd 2017 Issue of tender Deadline for submission of tenders

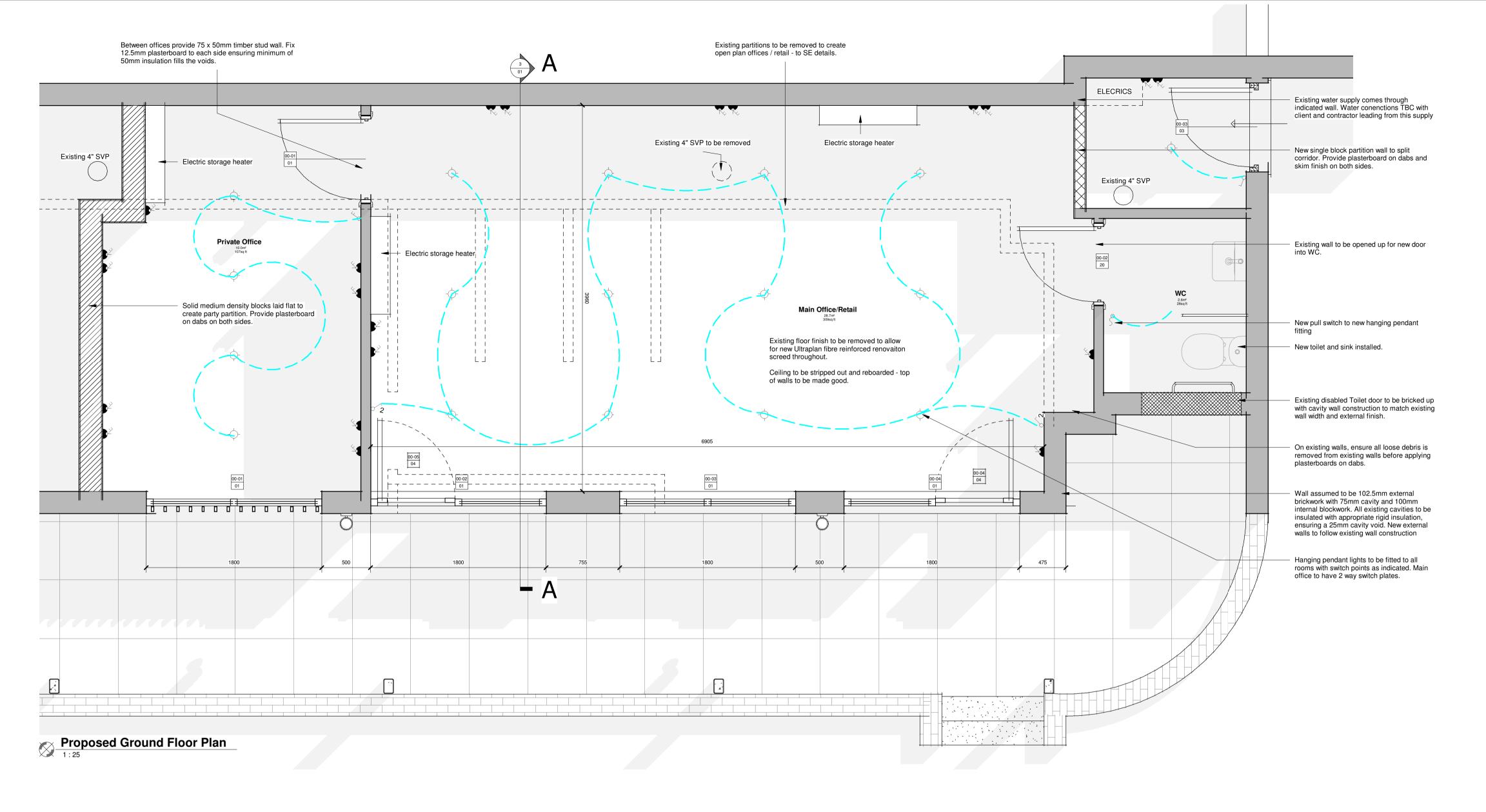
EVALUATION PROCEDURE

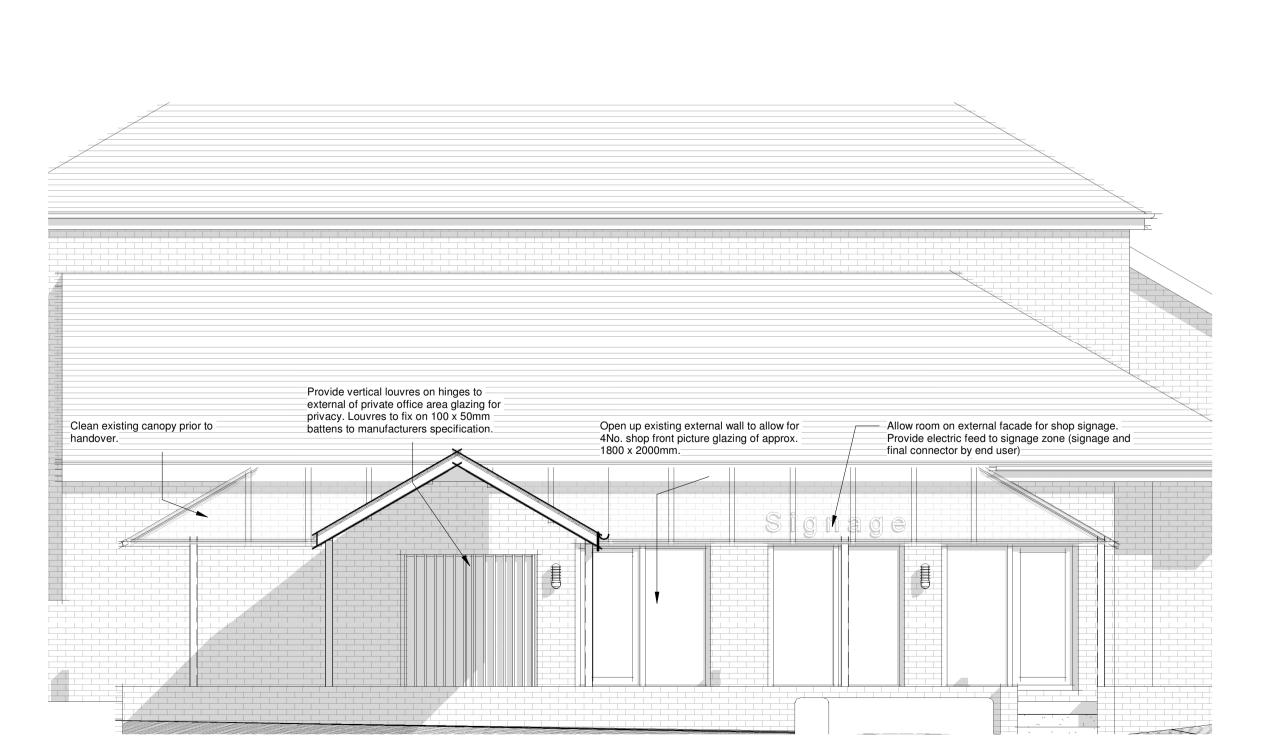
Submitted tenders shall be scored as follows:

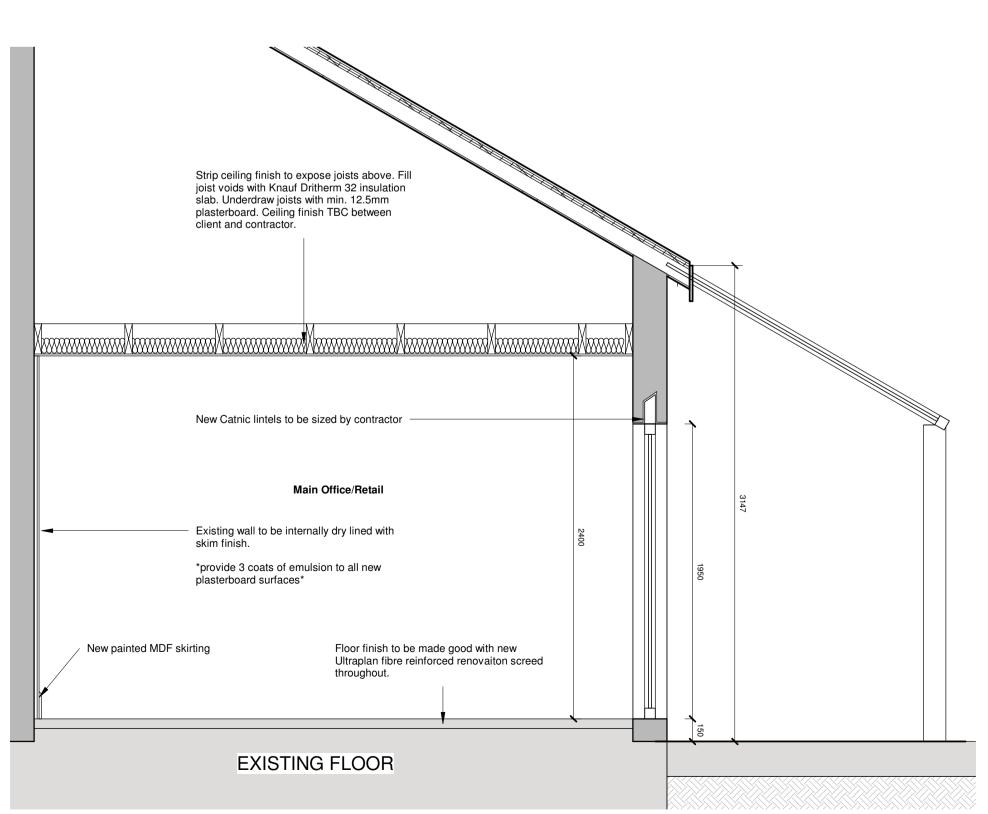
- 1) **Price** most competitively priced tender shall score ten points, second lowest nine points and so on until zero is reached when all remaining tenders shall score zero.
- 2) **Locality** Companies based in Knutsford (parish) shall score an additional two points; companies based in Cheshire shall score an additional one point.
- 3) Perceived quality of service the highest perceived quality of service shall score ten points, second highest nine points and so on until zero is reached when all remaining tenders shall score zero

Subject to contract the tender will be awarded to the supplier scoring the highest number of points.

The Council reserves the right not to award the tender.







Front Elevation Proposed

1:50

Section A-A

1:25

BUILDING REGULATION NOTES

This building regulation application refers to tenant fit-out within an existing building. Main Contractor to coordinate Building Control site attendance

WALLS

All walls and dry lining to be constructed in Knauf metal framed partition system, installed as per manufactureres recommendations. 0/a 130mm thick with 15mm wall board each side. 25mm dense insulation between studs where indicated.

Existing perimeter walls to be overboarded using Knauf 15mm wallboard and metal firring sysyem all set out to conceal steelwork. Areas to receive emulsion to be overskimmed with 3mm gypsum thistle. All wet areas to have moisture resistant plasterboard. Columns and boxing out to be constructed

*All walls to be plastered with nominal 3mm plaster, and finished with 2-3 coats of white paint.

GLAZING

All 4No. shop front windows to be 2100 x 1800 new PPC aluminium stick thermally broken curtain walling system in RAL 7021 - Double glazed units to be toughened both leafs.

All glazing in critical areas to comply with BS 6206:1981.

STRUCTURE

Remove walls as per SE details.

MECHANICAL / PLUMBING WORKS

The following works are to be designed/approved by the Mechanical

a) Ventilation in accordance with the relevant CIBSE guide c) Plumbing & Sanitaryware installation

Mechanical Contractor to provide all details, specifications & drawings necessary to carry out the works & will be forwarded to the Building Inspector & other relevant authorities for their approval.

An Installation & completion certificate will be forwarded to Building Control upon completion of the project.

A stand alone Fire Installation is required .Full fire detection & fire warning system installated all in accordance with BS 5839 pt 1. System to be designed by specialist sub-contractor and to include void detection. Emergency Lighting to be provided in accordance with BS5266:Part 1

All doors on escape routes to be easily operable without the use of a key.

All surfaces to achieve minimum of Class 1 surface spread of flame.

HOT AND COLD WATER

The following works are to be designed/approved by the Contractor:

a) Hot and Cold Water Supply

Contractor to provide all details, specifications & drawings necessary to carry out the works & will be forwarded to the Building Inspector & other relevant authorities for their approval.

DRAINAGE ABOVE GROUND

All drainage connections, sanitary ware to be carried out by the Plumbing sub-contractor. All pvc pipework which is supported behind units to be secured in brackets with a fall towards the outlet. All brackets will be positioned at approximately one metre centres to ensure adequate support. All exposed pipework to be within a removable boxing with brass cups & screws for easy removal & inspection of pipework.

Any pvc pipe greater than 38mm diameter which passes through a fire compartment floor will be run through a 1 hour fire rated intumescent collar, which will be located at the exact point of compartmentation.

Provide access covers in convenient locations to permit adequate testing & cleaning of pipework. Fit all access covers & cleaning eyes as work

All wash hand basins in toilets are to be fitted with 38mm dia 75mm deep seal anti-syphon bottle traps, with discharge through 38mm dia polypropelene waste drops into either 50mm or 100mm dia pvc main header pipes with final discharge as above. On completion of works, a pipework test with pumped air is to be carried out, all in accordance with BS 5572.

ELECTRICAL WORKS

Electrical Contractor to provide all details, specifications & drawings necessary to carry out the works & will be submitted to all the relevant authorities for their approval prior to commencing on site. Works comprise of lighting, power, & all works associated with the mechanical installation.

All the electrical works are to be carried out/wired in Twin & Earth. An installation & Completion certificate will be forwarded onto the Building Inspector upon completion of the project.

All works are to be designed, constructed installed and tested in accordance to the regulations of BS 7671:2008

All works are to be designed and installed to achieve optimum energy efficiency of use of the building

NEW STEEL STRUCTURE

All new steel structure is to be clad in 2 layers of gypsum fire line board with staggered joints, the face is to be taped and filled and any edges sealed with

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All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of practice unless specifically directed otherwise in the specification.

consultant's drawings for exact setting out, size and type of component.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a

competent contractor, working where appropriate to an approved method

DOOR SCHEDULE

Door 00-01

826 x 2040 44mm solid core door to receive white laminate finish to both sides, 600 x 300mm vision panel and 15mm hw lipping to vertical edges. 3 No. SS hinges 1 No. 300mm long SS pull handle 1 No. 250 x 800mm SS push Plate 300 x width SS kickplates to both sides 1 No digi lock with hold open 1 door stop 32 703 1 number door closer

826 x 2040 44mm solid core door to receive white laminate finish to both

Door 00-02

sides, 15mm hw lipping to vertical edges. 3 No. SS hinges 1 300mm long SS pull handle 1 No. 150 x 600mm SS push Plate 300 x width SS kickplates to both sides 1 door stop 32 703 1 LA18.5 bathroom indicator

55 x 25mm mdf architrave to receive vinyl silk finish RAL 7021

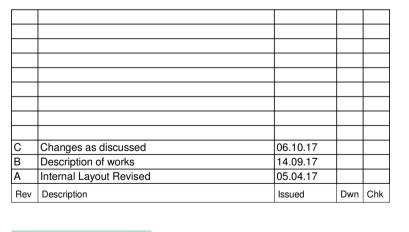
55 x 25mm mdf architrave to receive vinyl silk finish RAL 7021

Door 00-03 (as existing to perimeter)

Door 00-04 / 00-05

PPC aluminium stick thermally broken glazed door designed within shop front curtain wall system in RAL 7021. Double glazed panels within door,







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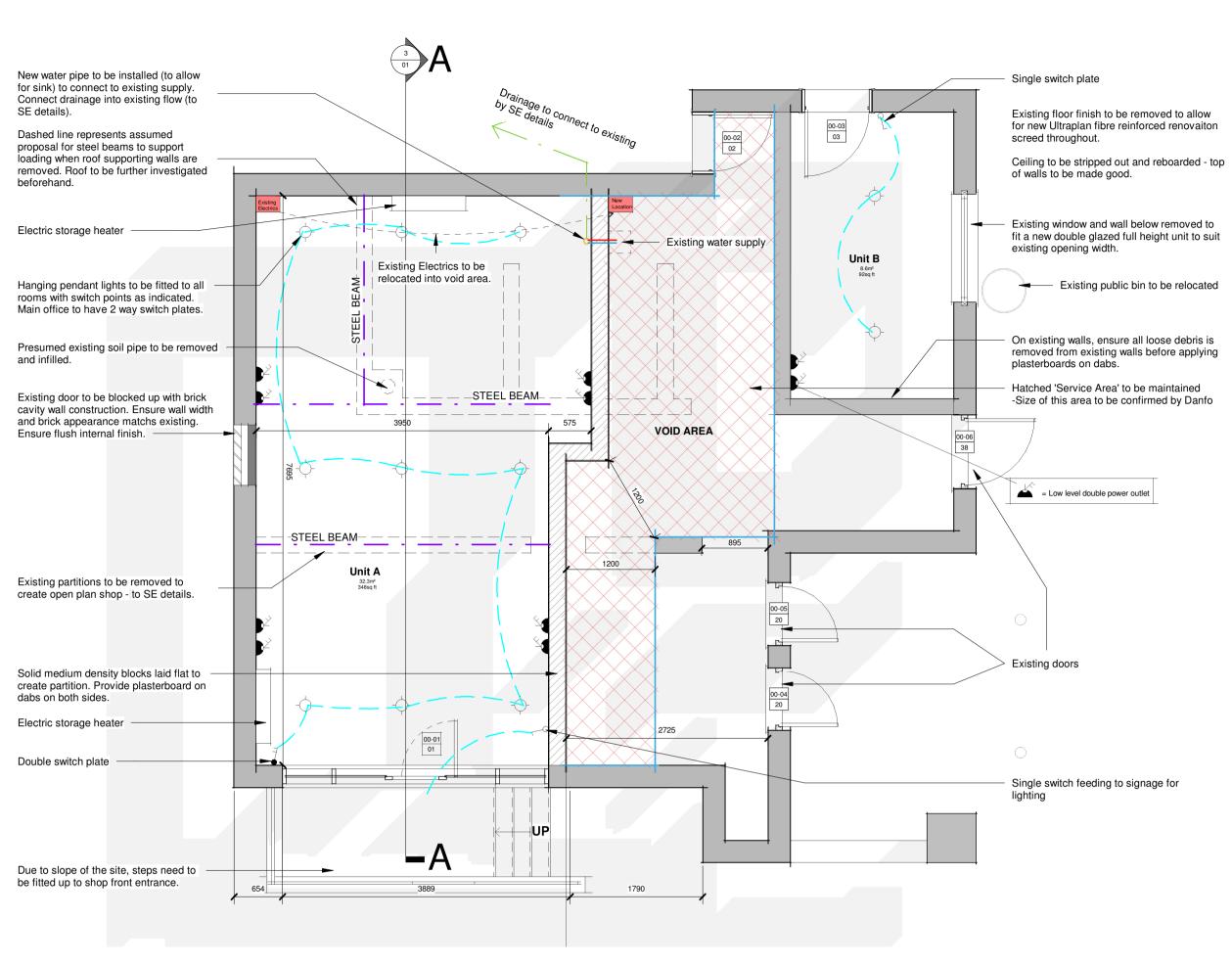
project name

Knutsford Retail Unts

drawing

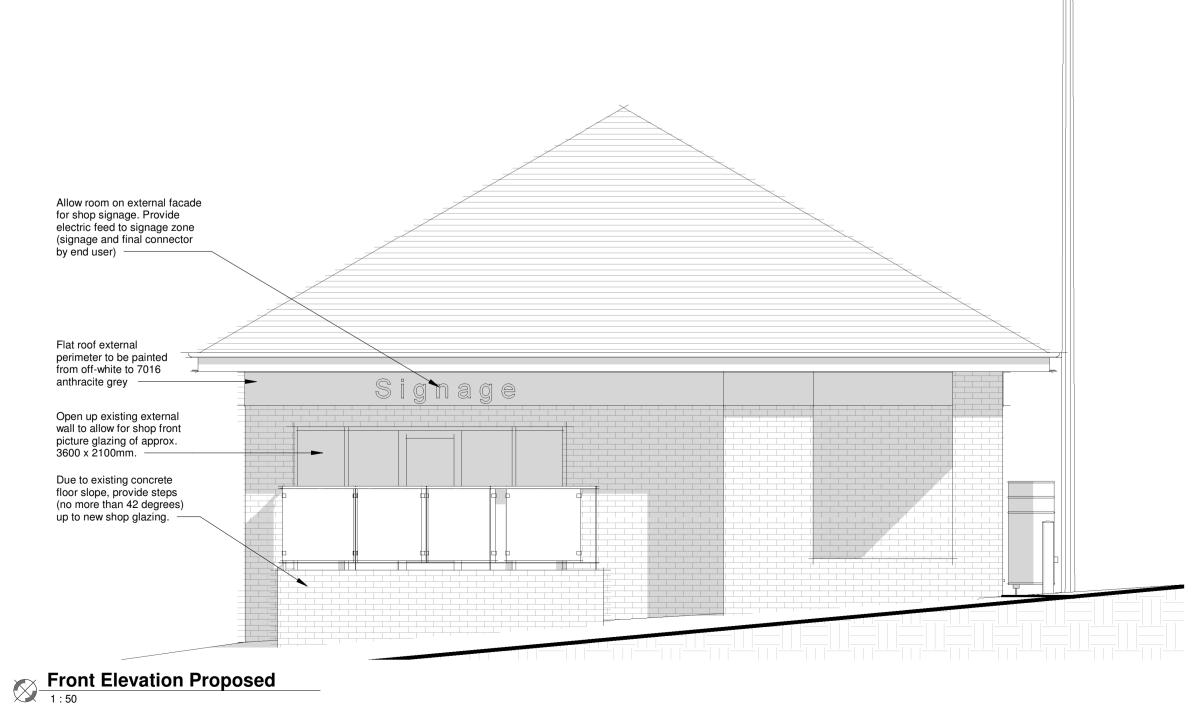
Preliminary Proposal

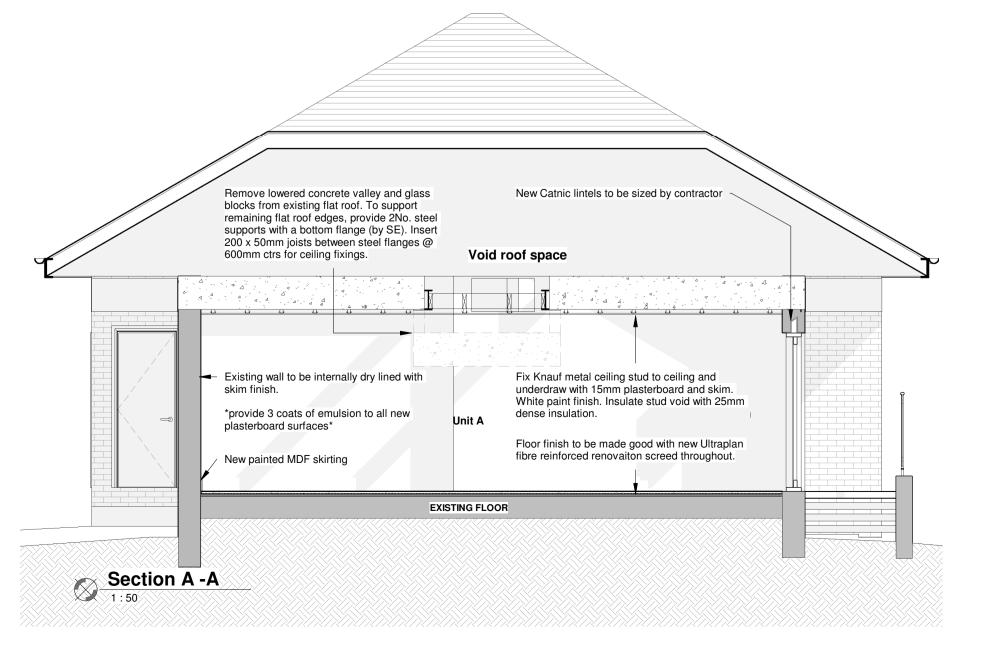
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Proposed Ground Floor Plan

1:50





BUILDING REGULATION NOTES

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WALLS

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Existing perimeter walls to be overboarded using Knauf 15mm wallboard and metal firring sysyem all set out to conceal steelwork. Areas to receive emulsion to be overskimmed with 3mm gypsum thistle. All wet areas to have moisture resistant plasterboard. Columns and boxing out to be constructed

*All walls to be plastered with nominal 3mm plaster, and finished with 2-3 coats of white paint.

GLAZING

Shop front window to be 2100 x 3600mm new PPC aluminium stick thermally broken curtain walling system in RAL 7021 - Double glazed units to be toughened both leafs.

All glazing in critical areas to comply with BS 6206:1981.

STRUCTURE

Remove walls as per SE details.

MECHANICAL / PLUMBING WORKS

The following works are to be designed/approved by the Mechanical Contractor:-

a) Ventilation in accordance with the relevant CIBSE guide

b) Extraction c) Plumbing & Sanitaryware installation

Mechanical Contractor to provide all details, specifications & drawings necessary to carry out the works & will be forwarded to the Building Inspector & other relevant authorities for their approval.

An Installation & completion certificate will be forwarded to Building Control upon completion of the project.

A stand alone Fire Installation is required .Full fire detection & fire warning system installated all in accordance with BS 5839 pt 1. System to be designed by specialist sub-contractor and to include void detection. Emergency Lighting to be provided in accordance with BS5266:Part 1

All doors on escape routes to be easily operable without the use of a key.

All surfaces to achieve minimum of Class 1 surface spread of flame.

HOT AND COLD WATER

The following works are to be designed/approved by the Contractor: a) Hot and Cold Water Supply

Contractor to provide all details, specifications & drawings necessary to carry out the works & will be forwarded to the Building Inspector & other relevant

DRAINAGE ABOVE GROUND

All drainage connections, sanitary ware to be carried out by the Plumbing sub-contractor. All pvc pipework which is supported behind units to be secured in brackets with a fall towards the outlet. All brackets will be positioned at approximately one metre centres to ensure adequate support. All exposed pipework to be within a removable

Any pvc pipe greater than 38mm diameter which passes through a fire compartment floor will be run through a 1 hour fire rated intumescent collar, which will be located at the exact point of compartmentation.

boxing with brass cups & screws for easy removal & inspection of pipework.

Provide access covers in convenient locations to permit adequate testing & cleaning of pipework. Fit all access covers & cleaning eyes as work

All wash hand basins in toilets are to be fitted with 38mm dia 75mm deep seal anti-syphon bottle traps, with discharge through 38mm dia polypropelene waste drops into either 50mm or 100mm dia pvc main header pipes with final discharge as above. On completion of works, a pipework test with pumped air is to be carried out, all in accordance with BS 5572.

ELECTRICAL WORKS

Electrical Contractor to provide all details, specifications & drawings necessary to carry out the works & will be submitted to all the relevant authorities for their approval prior to commencing on site. Works comprise of lighting, power, & all works associated with the mechanical installation.

All the electrical works are to be carried out/wired in Twin & Earth.

An installation & Completion certificate will be forwarded onto the Building Inspector upon completion of the project.

All works are to be designed, constructed installed and tested in accordance to the regulations of BS 7671:2008

All works are to be designed and installed to achieve optimum energy

NEW STEEL STRUCTURE

efficiency of use of the building

All new steel structure is to be clad in 2 layers of gypsum fire line board with staggered joints, the face is to be taped and filled and any edges sealed with Intumescent sealant

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Please Note

the specification.

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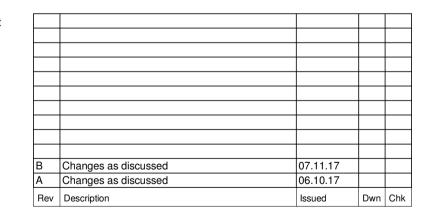
It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method

DOOR SCHEDULE

<u>Door 00-01</u>

2100 x 826mm PPC aluminium stick thermally broken glazed door designed within shop front curtain wall system in RAL 7021. Double glazed panels within door, toughened on both sides.

<u>Door 00-02 / 03 / 04 / 05 / 06</u> (as existing to perimeter)





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Knutsford Retail Unts

drawing

2361

project name

Preliminary Proposal

1:50@A1 job number drawing numbe

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