

	<p style="text-align: center;"><u>SCHEDULE OF THE WORKS</u></p> <p>This specification is to be read in conjunction with the preliminaries and workmanship clauses and cross referenced to the specification/contract drawings. The documents set out the standard of materials, quality and workmanship to be used in the refurbishment and alteration of the building. These documents form the contract documents.</p> <p>The contractor is to price for each and every item as necessary for proper execution of the works. The contractor is to draw to the Contract Administrator's attention at tender stage and items of work that are not fully specified but deemed necessary to complete the works. If not any item not qualified will be deemed to have been included in the contractors tendered price.</p> <p>All heights levels sizes and dimensions must be checked on site before work or manufacture commences. Do not scale from the drawings any discrepancies must be verified before construction. The drawings must be read in conjunction with any related details prepared by other consultants or specialists.</p> <p>The works are alteration and refurbishment of the existing changing facilities at the Sileby Memorial Park Sports Pavilion situated on Seagrave Road facility in Sileby. The existing facility site is shown on 004_T1 (site and location plans). The pavilion is located in the Memorial Park recreational grounds. Both residential and commercial property is close by. A number of public footpaths cut across the recreational grounds from various directions.</p> <p>There are several full size football pitches and a designated memorial garden within the site boundary as well as substantial car parking which operates on a one way system.</p> <p>The football pitches are currently in use by local sports teams and the general public. These will remain in use for the duration of the contracted works on recommencement of the football season. Special toile and handwash provisions will need to be made to enable fixtures and continued use of the training facilities. The methods to be incorporated will be become clear as you work through the pricing document.</p> <p><u>Project Background</u></p> <p>The existing changing pavilion was built in 2008 for use by local sports teams. The facility is now deemed not to require four changing rooms, and two changing rooms are adequate to meet the requirements of the football clubs who use the facility.</p> <p>The building is single storey construction. The external walls are brick. The roof is lightweight steel roof on prefabricated trusses. Windows and doors are timber with a factory paint finish. The windows and doors are fitted with integrated roller shutter security shutters. External doors are timber painted finish. Internal partitions are fair faced block and traditional plaster finishes. The changing rooms have steel benches and coat hooks, communal tiled showers and toileting facilities. Doors are self-finished set in timber frames. Internally the floors are solid concrete with vinyl finishes. Radiators are pressed steel.</p>	£	p
--	---	---	---

Proposed Contract Period

The works are to be commenced on site provisionally by:

Start date: Monday 06 October 2025 (or otherwise agreed).

Completion date: 14 weeks after commencement.

The works are subject to the provisions of the Construction Design & Management Regulations (CDM) 2015 and a Pre-Contract Information Pack (PCIP) is included as part of the tender document issue.

Tenderers for the works are to ensure that there is sufficient information on or contained within the specification and provided on the contract drawings to enable the project to be priced accurately and the works to be completed in full. Any queries or inaccuracies regarding setting out, construction methods to be employed and materials to be used in the construction are to be raised at tender stage or qualified as part of your tender submission.

No deviations from the methods specified are to be undertaken unless agreed verbally and then subsequently in writing using formalised procedures under the term of the contract. Any deviations from the prescribed methods and costs accrued for correcting the work will be rectified at the contractor's own expense.

The playing fields and the public car park are to remain open for the duration of the works. Areas will need to be suitably cordoned off to allow the works to take place. This and the other aspects mentioned will need to be carefully deliberated as part of your Construction Phase Health & Safety Plan that will be required under the Construction Design and Management Regulations 2015.

PAGE REFERENCE/CONTENTS		
A10/A54 – CONTRACTORS PRELIMINARIES (Brought forward)		
<ul style="list-style-type: none"> - Provisional Sums - Contingency 		
B4/9 – PREAMBLES		
B9/10 – SEQUENCING OF THE WORKS		
B10/12 – SITE SET UP		
<u>SCHEDULE OF WORKS</u>		
<u>External</u>		
B10/11 – Site Setup		
B12/13 – Stripping Out		
B13/14 – Roofing Works		
B14/15 – Bricklayer		
B15/16 – Integrated Security Shutters		
B16/17 – External Doors & Screens		
B18 – External Windows		
B18/19 – Below Ground Drainage		
B19/20 – Above & Below Ground Storm Drainage		
<u>Internal</u>		
B20 – Internal Works		
B21 – Ceilings		
B21/24 – Internal Walls		
B25/26 – Internal Drainage Above and Below Ground		
B26-30 – Kitchen & Joinery/Fire Shutter		
B30/31 – Floor Layer		
B31/33 – Toilets& Shower Cubicles		
B33 – Decorations		
B33/34 – Fixtures & Fittings		
B34/38 – Mechanical Electrical Water & Ventilation		
B38/39 – External Works		
B39 – Completion the Works		
B39 – Design Consultants Costs		
To Final Summary		

1.0	PREAMBLES	
	General	
1.1	<p>Application:</p> <p>Generally, these Preambles apply to workmanship and materials wherever they occur in the Works and will be deemed to have been taken into account by the Contractor when pricing the whole of this Specification.</p>	
1.2	<p>Survey:</p> <p>Prior to commencement of the Works, make a thorough examination of the contract drawing, the building and surrounding areas to which these Construction Works relate.</p>	
1.3	<p>Descriptions:</p> <p>Unless stated otherwise, descriptions for materials and workmanship apply equally to all Works sections.</p> <p>The Contract Administrator and the Contract Administrator's Supervising Officer are referred to hereafter as CA.</p>	
1.4	<p>Materials</p> <p>Quality generally:</p> <p>Materials are to be of the best quality and consistent with the character of the work.</p> <p>Unless stated otherwise, materials are to meet British Standards (or equivalent harmonized EU standard) as a minimum requirement.</p>	
1.5	<p>Branded materials, proprietary products and systems:</p> <p>The specification of branded materials, proprietary products and systems, or materials supplied and/or fixed by named companies, is intended as a guide to the type and quality of material required. With the approval of the CA, the contractor may recommend other sources supplying materials or products of equivalent quality. The Contractor shall submit full details of the alternative when so requested but, the CA's decision as to the suitability of the alternatives shall be final. The Contractor will be deemed to have priced the items in the Specification, and not their proposed alternatives.</p> <p>The Contractor shall obtain the manufacturers' printed instructions relating to all branded materials, products and systems employed in the Works and shall take all precautions to ensure that their recommendations are followed. Copies of these instructions shall be kept on site at all times and the Contractor shall produce them for the CA's inspection upon request. Similar details should be incorporated within the 'operating and maintenance' handover manual.</p>	

1.6	<p>Workmanship</p> <p>Standards generally:</p> <p>Except where stated otherwise, workmanship shall comply with British Standard Approved Codes of Practice where applicable, whether or not specifically referred to hereafter.</p> <p>Workmanship shall be of a high standard and the Contractor shall take all reasonable steps to ensure that the high standard of finish demanded by this contract is achieved.</p>		
1.7	<p>Dimensions and Information:</p> <p>The Contractor will be responsible for obtaining and providing all necessary Dimensions and Information required by manufacturers' or suppliers of materials to enable them to manufacture or supply same correctly.</p> <p>Employ strict measures to control the generation of dust and noise that will cause disruption to the remaining occupied site and neighbouring properties.</p>		
1.8	<p>Existing services:</p> <p>Prior to commencement, the Contractor shall take all reasonable steps to establish the location of existing services and employ suitable measures to protect same during works.</p>		
1.9	<p>Making good:</p> <p>All works of demolition and alteration shall be carried out with reasonable care employing methods to minimise disturbance to existing structures and finishes. The Contractor should make due allowance in his prices for making good to all disturbances.</p>		
1.10	<p>Disposal of materials:</p> <p>Unless expressly detailed otherwise, the Contractor should allow for the removal off site, of all materials and debris arising from the Works. All waste to be disposed of at licensed sites and Contractor may be requested to provide proof of same.</p>		
1.11	<p>Material Arisings</p> <p>Ownership:</p> <p>Materials and products arising from the Works are to become the property of the Contractor, unless expressly detailed otherwise, and should be immediately removed from site.</p>		

1.12	<p>Infected timber:</p> <p>Where instructed, remove infected timber by fungal/insect attack from the building in a manner which will minimise the risk of infecting other parts of the building.</p>		
1.13	<p>General Building Terms</p> <p>The following terms used in the specification shall have the following meaning:-</p> <p>Set aside for reuse</p> <p>Means to place to one side and protect from damage until reuse.</p>		
1.14	<p>To 'match existing' means:</p> <p>Means use products, materials and methods to closely follow all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to the approval of SO and any other specified requirements.</p>		
1.15	<p>'Remove,' 'take down,' 'take up,' 'dismantle' or 'strip out' means:</p> <p>Means remove off site, existing work so described and all associated accessories, fastenings, linings and bedding materials, without damaging adjacent work to be retained, and to make good. The description 'form' or 'cut' openings, etc means remove, as necessary.</p>		
1.16	<p>'Re-fix' means:</p> <p>Carefully remove existing work required to be re-fixed.</p> <p>Remove fastenings and bedding materials from products/materials and clean and repair, as necessary.</p> <p>Set aside and adequately protect until required.</p> <p>Re-locate accurately and fix securely using fixing and jointing materials and methods to match existing, or approved alternatives, and make good.</p> <p>Comply with additional specified requirements.</p>		
1.17	<p>'Make good' means:</p> <p>Carry out local remedial work, including the following, as appropriate and necessary, to leave the work sound and neat to SO's approval.</p> <p>Remove defective parts of existing finishes and components and around any stated features.</p> <p>Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments.</p> <p>Re-fix or re-stick.</p> <p>Re-decorate.</p>		

1.18	<p>'Making good':</p> <p>Is deemed to be included as a direct consequence of alteration, extension and maintenance works.</p>		
1.19	<p>'Renew' means:</p> <p>Carefully remove existing work and replace as follows.</p> <p>With materials/products identical to those removed or approved substitutes. Using methods similar to those used in constructing the removed work or approved alternatives to meet additional specified requirements.</p>		
1.20	<p>Existing finishes:</p> <p>The extent to which existing finishes are renewed must be agreed with the SO before the work is started. Remove existing finishes in ways which will minimise the amount of removal and renewal.</p>		
1.21	<p>'Form opening' means:</p> <p>Carefully cut out existing structures minimising disturbance to surrounding finishes. Provide temporary support to prevent damage to adjacent structures. Includes for the making good of surrounding finishes. In respect of framed structures, includes for the insertion of plates/noggins/studding/framing/trimming members as required, for masonry structures, includes insertion of suitable lintels/dpcs, making good to reveals etc.</p>		
1.22	<p>'Block-up,' 'build-up' and 'in-fill' opening means:</p> <p>All works necessary to achieve the sealing up of an existing opening to follow line and finish of surrounding structures to include the removal of existing frames/trim, fitting of new trim, and all making good.</p> <p>In respect of framed structures, the insertion of studwork/noggins/plates/dpc's etc and the fitting of face boarding with appropriate finishes. In respect of masonry openings, the insertion of masonry tied into existing together with appropriate finishes and trim and all making good.</p>		
1.23	<p>"Contractor's Designed Portion" (CDP)</p> <p>Refers to specific parts of the project that the contractor will be responsible for designing where specifically referred to.</p> <p>The Principal Contractor takes on the responsibility for designing specific elements of the project, which may include selecting materials, goods, and workmanship, and complying with the CA's or Architect's directions for integrating the CDP with the rest of the works.</p>		

1.24	<p>Work at Completion</p> <p>Make good:</p> <p>All damage consequent upon the Works.</p> <p>Remove:</p> <p>All temporary markings, coverings and protective wrappings unless otherwise instructed.</p> <p>Clean:</p> <p>The Works thoroughly inside and out, removing all splashes, deposits, efflorescence etc.</p> <p>Cleaning:</p> <p>Cleaning methods and materials to be as recommended by manufacturer of product being cleaned. In the absence of such recommendations, cleaning methods and materials as approved by the SO.</p> <p>Painted surfaces:</p> <p>Touch minor faults in newly painted/repainted works, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.</p> <p>Moving parts:</p> <p>Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, fittings and controls.</p> <p>Residual Risks:</p>		
1.25	Movements within the site and surrounding area during the building works and deliveries.		
1.26	Vehicle movements i.e. access / egress, parking in the public car park areas and where pedestrians/members of the public may be present and using footpaths.		
1.27	Schedule and control collections and delivery drop offs to minimise vehicles on site and disruption to the surrounding public carpark and footpaths. Stacking up of contractor vehicles and parking on the public car park will not be tolerated.		
1.28	Protect the building, general public existing grounds and surrounding areas during the works from dust, impact sound, noise and vibration.		
1.29	Falling debris during the alterations to the roof structure and the re-roofing works.		

1.30	<p>Detailed Risk Assessment and Method Statements (RAMS) will be required by the successful contractor for approval before the works are allowed to be undertaken.</p> <p>Site Restrictions:</p>		
1.31	<p>Limitations on site working in respect of major noise generation – and other disruptive works is to be restricted.</p>		
1.32	<p>Site car parking facilities will be available within the agreed designated areas for 8 vehicles. Care must be exercised when using this area as the memorial car park will be in daily use by members of the public who are visiting the Memorial park. Access and egress to the car park will be constant throughout the working day.</p>		
1.33	<p>The contractor is to ensure that all platform and vehicle movements within the site areas are to be under the supervision of an appointed Banksman.</p>		
1.44	<p>The contractor must provide a Site Representative who must be contactable at all time while on site and must also fully liaise with project officer.</p> <p>See drawing numbers 004/005_T1 for Site Plans and further details.</p> <p>Other Contractors Requirements:</p>		
1.45	<p>See prelims for further information.</p>		
2.0	<p>SEQUENCING OF THE WORKS – CRITICAL PATH CONTRACTORS CHOICE:</p>		
2.1	<p>Phasing of the works will generally commence as follows. However, the contractor is at liberty to choose his/her own sequence of programming the work.</p> <p>Item 1:</p>		
2.2	<p>Set up site and compound areas. Segregate and protect all external areas that do not form part of the contracted works.</p> <p>Item 2:</p>		
2.3	<p>Erect scaffolding arrangements in readiness for making adjustments to the existing roof configuration specific to the works.</p> <p>Item 3:</p>		
2.4	<p>Make save/remove/disconnect any electrical/mechanical or communication devices in the vicinity of the works to the roof structure.</p> <p>Item 4:</p>		
2.5	<p>Strip out all redundant internal fixtures and fittings and cap off any services requirements in readiness for providing the new layout shown on the plans provided.</p>		

	Item 5:			
2.6	Modify the external masonry walls/openings to create the new layout and undertake the drainage alterations required in a logical sequence externally and around the perimeter of the building allowing for any necessary temporary support.			
	Item 6:			
2.7	Undertake removal of internal walls and carry out any internal drainage alterations required in a logical sequence internally to the building allowing for all necessary support.			
	Item 7:			
2.8	Install new special external lintels/shutters, windows and doors to the external envelope allowing good time for onsite measure by specialist installers/manufacturers of the materials/goods required.			
	Item 8:			
2.9	Form new internal walls and openings, install/modify/ the existing and installing new first fix services, make good/infill the existing internal walls and plaster where required. Install second fix services, joinery, cubicles and all associated fittings. Lay new flooring and decorate to finish. Install all new signage test and commission existing and new services			
	Item 9:			
2.10	Complete the external works including alterations to the existing pathways/concrete slabbed areas, drainage ACO drains, tarmac surfaces reinstatement and the like. Undertake any line marking requirements. Clean/jet wash the external areas.			
	Item 9:			
2.11	Clean building internally and externally, remove all welfare/fencing and signage and leave ready for occupation to the satisfaction of the CA.			
3.0	SITE SET UP WORKS: General: See the following for documents and drawings for further details:- (Pre - Construction Information Pack)			
3.1	The sports pavilion is situated off the public highway on Seagrave Road and accessed through the main gate and then travelling down into the public car park. Take all necessary traffic directional and vehicular management precautions to ensure the health and safety of the general public and the work force during the works on site. Set up site as indicated in the PCIP or alternatively your approved Construction Phase Health & Safety Plan. (CPH&S Plan) to be agreed.			

3.2	For the whole of the execution phase, you will be allowed eight designated spaces within the pavilion car park to set up your site compound including use of the grassed area. Site compound will be confirmed at the pre-start meeting which will take place at least one week before the works commence on site.		
3.3	All public car parking surfaces, tarmac paths, grassed areas and any fittings are to be photographed prior to commencement of the works and copies are to be sent digitally and the details forwarded to the Contact Administrator and Sileby Parish Councils offices. All ground surfaces are to be adequately protected for the duration of the contract using appropriate methods. Any elements that you do not protect which subsequently become damaged will need to be rectified at the principal contractor's own expense.		
3.4	As part of your site set up you are to allow to form as separate 'Heras' fenced area in which you are to place of WC facilities to be used during the evenings and weekend training and football fixtures. This will be policed by the facilities wardens at the weekends and will remain securely locked during the working week. Final details relating to this are to be agreed and ratified with the Principal Designer/CA prior to commencement.		
3.5	Changing rooms numbers 3 and 4 as shown on plan reference 001_T1 are to be out of commission and use during the works apart from where access is required for services alterations and roof void access. They will be used for storing of football equipment during the contact period. Storage is to be organised independently of this project. Access to the changing rooms 3 & 4 at evenings and weekend will need to be accessed through the double doors located on the front elevation of the pavilion and your site compound security fencing arrangements should reflect this need.		
3.6	The internal corridor walls, ceilings and floor surfaces leading to the retained changing rooms are to be protected using suitable materials. Changing rooms 3 & 4 are to be kept locked at all times during the works unless access is expressly required by the football club, the employer or the need to access the areas to undertake building or services alterations work. On completion the facility should be cleaned and left in the condition it was prior to commencement.		
3.7	The welfare requirements for the project <u>must</u> include separate additional toileting and hand washing facilities for the football club which must be in place by the date of commencement on site (or otherwise agreed) throughout the execution phase up to the date practical completion is achieved. <u>See the PCIP requirements and football fixtures programme provided in separate documents.</u>		
3.8	The 'Heras' security fencing has been provisionally placed on plan within the car park area. The contractor may suggest a different arrangement and is responsible for securing the fencing at the end of the working day but with the provision for access to toilet facilities as required by the football club in the evenings and weekends. Arrangements for access to toilet and washing facilities for the Sileby football teams from August onwards is to be finalised at the prestart meeting.		
3.9	Final positioning of the 'Heras' fencing compound will be agreed with the CA and Sileby Parish Council at a prestart meeting prior to commencement of the works.		

4.0	STRIPPING OUT		
4.1	Before starting any work, examine available information. Take account of any requirements set out in the information. Survey the structure, site and surrounding area. Submit a brief A4 statement with photographs stating arrangements for removal of the roof gable and any other dismantling required. Include any details or other information reasonably required to allow development of the Construction Phase Plan as applicable to the project.		
4.2	<p>Measures are to be put in place during the works to ensure the security and protection of the building from intruder's and inclement weather and any damage to the facility and any adjoining land, surfaces and property. Such actions to include:</p> <ul style="list-style-type: none"> - Support and continued weatherproofing the roof structure. - The installation of any temporary works requirements. - The control of dust and noise generation. - The removal of material or rubbish resulting from clearance of the site. - The disconnection, sealing or removal of any drains or sewer, as required. - The making good of any disturbed surfaces or grounds. - Arrangements for the disconnection off services (e.g. gas, water, electricity). 		
4.3	<p>Allow for undertaking all preparatory works as described below and/or included in the specifications documents provided. This is to include, all services terminations, removing fixtures and fittings etc either to be set aside, made safe, stripped out, capped off and where appropriate removed off site including:</p> <ul style="list-style-type: none"> - Site set up including perimeter fencing and security. - Protection of all services to be removed, set aside and reinstalled. - Providing any temporary support. - Protection and re-positioning of any drains as provided in the contract drawings. - Protection of external grassed areas and tarmac surfaces affected by the works. - Removal of any external elements including edges ACO drains and gulleys. - Undertake any services terminations and sealing up as required. - Do not intrude on to the designated football fields at any time. 		
4.4	If required liaise with the appropriate authorities for disconnection of services and removal of any fittings. Locate and mark the positions of the known mains services affected by the work.		
4.5	<p>Allow to remove at the appropriate time the following external and internal elements forming parts of the works required. Make safe/cap off/set aside for reuse/refixing or disposal off-site:</p> <ul style="list-style-type: none"> - Roof timbers including roof sheets/fascia & soffits and any associated materials. - External fixtures and fittings including dog poo bin and defibrillator to be refitted. - Gutters and down pipes affected by the brick gable removal works. - External doors/windows and steel security roller shutters as required. - Internal kitchen units, bar/appliances/joinery and internal roller shutter door. - Internal walls, doors/frames/flooring and sanitary ware. - Internal signage, or fixtures and fittings left in the areas to be refurbished 		

	<ul style="list-style-type: none"> - Any redundant radiators mechanical, electrical, heating and ventilation fittings. - External CCTV cameras/ADT alarm sounder/weather compensator/lighting. - Foldable baby changing table in the ladies WC/refitting in accessible toilet facility. - Any other fixtures and fittings left in the areas to be refurbished are to be skipped. 		
4.6	Allow to transport all excavated surplus ground materials resulting from the internal or external works from site to the closest suitable Waste Facility.		
5.0	ROOFING WORKS		
5.1	Extreme care is to be taken so as not to damage any of the original sheet roofing during the works. Any damage to the original roof coverings caused by the contractor or their operatives to be replaced at the contractors own expense.		
5.2	Allow to provide site scaffold arrangements for carrying out the roof works. Remove/set aside any services installations, facias boards, soffits, gutters as required to carry out the adjustment works to the left front roof gable and masonry walls as shown on plan/elevation reference 002/3_T1. Set aside any services installations/components to be retained and recommissioned following completion of the roofing works.		
5.3	Carefully remove the existing metal tile sheeting from the front elevation roof gable to be removed. Any reusable roof sheet metal tiles are to be set aside for reuse. Remove the trusses that formed the gable and infill the void area with suitably sized timbers providing any additional support to be specified by your structural engineer as part of your CDP obligations		
5.4	Allow to take down the masonry gable wall as required to eaves level. Remake the pitch of the roof and masonry to form the layout required as shown on the plans.		
5.5	Supply and fix new timbers/roofing membrane/lathing and metal sheet tiles to match the existing, make roof watertight to provide a uniform roof covering. The roof membrane is to be dressed satisfactorily and sealed under the remade roof covering to ensure that no water penetration or leakage enters the roof void and it will be watertight. Possible suppliers to match the profile are DECRA/BRITMET or equal and approve. Carry out all ancillary reinstatement works required to complete the roofing installations in full.		
5.6	Supply and install new matching fascia boards and soffits at eave's height connected in line with the existing following removal of the existing front gable detail. Where existing ventilation services ducts have been removed from soffits install new sections of soffit boarding to all elevations.		
5.7	Supply and install new matching profile rainwater goods to the remodelled front elevation. Reconnect the guttering/downpipes allowing for all fittings as required. All products to match the existing to complete the roofing works in full.		
5.8	All gutters to the pavilion are to be cleared of any debris and rubble caused by a consequence of the work and left in a watertight, clear and free-flowing condition. Note:		

5.9	Gutters to be checked using running water supply from a hose or otherwise. All falls adjusted to confirm that suitable flow rates to discharge stormwater to downpipes have been made.		
5.10	Allow to clean down all the fascia's, soffit and rainwater goods installations on all elevations using a suitable cleaning agent.		
5.11	Allow to modify the roof structure as required in conjunction with mechanical services for the supply and installation of special ventilation/flashing tiles as necessary for any new extract requirements forming part of your CDP services proposals/obligations.		
5.12	Any new or existing services requirements are to be fitted/ reinstalled at the appropriate time into soffits or through fascia's and walls.		
5.13	Internally within the roof void over the function room no.s 1 & 2 on completion of all the work re-level any disrupted fibreglass insulation within the roof voids and remove any debris or other materials to leave the insulation at uniform thickness. Note:		
5.14	The construction and performance of the external wall elements is to match the building regulation approval for the scheme and standards of the day.		
6.0	BRICKLAYER		
6.1	Allow to take down the gable masonry wall on the front elevation to eaves level as required to create the new pitched roof profile. Set aside bricks and clean up for reuse. Adjust and make good the walling at the positions where the new roller shutter security lintels/windows and doors are to be installed. All brickwork is to match the existing including weep holes and soldier course details.		
6.2	Allow to adjust/infill/create new masonry openings in the external envelope as indicated on plan references 002/003_T1 as necessary to form the external layout required. Openings to be formed are referenced A, B, C & D. The openings are to have motorised INTEGR8 specially manufactured and integrated security shutter rollers installed to match the existing wired to the existing control set up. Note:		
6.3	The integrated security lintels/shutters will need to be installed during the external envelope alteration works proceed. Shutters are to be purchased/supplied and installed by Charterhouse Global see estimate 1715.OP dated 06 May 2025 provided in Appendix A. Please also refer to sections 7, 8 & 9 regarding external doors and window installations. See finishes schedule for RAL colour required.		
6.4	Allow for any structural support requirements when facilitating the forming of all new structural openings removing any existing components. Infill existing structural openings as shown on plan with bricks to match existing. Include for soldier course detailing or special plinth stretcher or Cant brick details at the eaves, windowsills and the low level plinth details. Infill works are to include for providing cavity fill		

	<p>insulation, cavity closers and proprietary weep holes components as and where required to meet building current regulations.</p>		
6.5	<p>Key/tie in new work with matching brick bond/soldier and 'Cant' plinth brick details to match the existing. Complete modifications as required to form or infill structural openings. Brick work is to be detailed and pointed up to match the existing in every respect. Provide sample of the bricks to be used for approval by the CA/Sileby Parish Council prior to undertaking the work.</p>		
6.6	<p>Allow to set aside any standard or special/Cant bricks removed as part of the external fabric alteration works for cleaning up and possible re-use.</p>		
6.7	<p>Allow to supply/provide any additional temporary or permanent support work required to complete the new structural openings whilst maintaining structural stability of the building. This needs to be clarified in good time and included as part of your CDP design element to be undertaken by your structural engineer.</p>		
6.8	<p>Allow to make good/modify/insert new brickwork to the masonry walls and thresholds details at ground/DPC level where new structural openings are being formed. All details to be uniform and level ready to accept all new door and window frame installations.</p>		
6.9	<p>Allow for any adjustments to the ACO drain details running parallel to the external walls as shown on plan. Remove any concrete steps as required to allow the works to be completed satisfactorily.</p>		
6.10	<p>Clean off any surplus mortar from joints on cavity faces as work proceeds. Keep cavities, ties and dpc's free from mortar and debris at all times. Ensure that dpc's in external walls are a minimum of 150mm above finished ground level and stepped to suit.</p> <p>Note:</p> <p>The construction and performance of all external wall elements are to match the building regulation approval for the scheme and standards of the day.</p>		
6.11	<p>You are to allow for any builders work in connection with (BWIC) all works including new services installation requirements both internally and externally as necessary to complete the works in full.</p>		
7.0	<p>SPECIAL INTEGRATED ROLLER SHUTTER SECURITY LINTELS</p> <p>New integrated roller shutter security lintels (INTEGR8) to match the existing are to be installed to the front, side and rear elevations newly formed openings as indicated on plan. References are: Lintels A, B, C & D.</p>		
7.1	<p>Obtain four new powder coated polyester security roller shutters as indicated on the contact drawings. Refer to the detailed estimate reference provided in Appendix A relating to the (INTEGR8) shutters. The shutters are to be obtained and installed by the specialist manufacturer referred to in 7.3 below. Allow 10% for attendance.</p>		

7.2	<p>The current shutter installation has a programmable central control unit linked to sensors which group shutter operation set to work in with the user's specific needs. The main entrance door also has an uninterruptible power supply (UPS) fitted. Liaise with the employers representative to determine the interface operation required for programming of the new shutter operations during your CDP – Mechanical and Electrical design detailing.</p>		
7.3	<p>The shutters are to have:</p> <p>A maintained power supply linked to the main fire alarm system/panel.</p> <p>A manual override system, allowing closure manually in case of power failure or when the automatic system fails.</p> <p>A central control unit that allows for opening and closing the shutters simultaneously to the employers requirements.</p> <p>Colour of shutters is to be RAL 6005 Racing Green (for the avoidance of doubt please confirm when ordering).</p> <p>Charter Global Ltd Unit B, 1 Darwin Close, Reading, Berkshire, RG2 0TB.</p> <p>DDI: 0118 920 9959 Email: toby.humphreys@charter-global.com.</p> <p><u>Building regulations and structural calculation requirements</u></p>		
7.4	<p>The production of the new roller security shutters requires that structural load calculations <u>MUST</u> be provided by your structural engineer to the manufacturer. These must provide point/dead load computations as required to enable manufacture of the special roller shutters. You will need to liaise with Charterhouse Global regarding all aspects of supply and installation of the product.</p>		
7.5	<p>The structural engineers appointment, design remit and the full cost of this work forms part of the Contractors Design Portion (CDP) of the contract and must be included in your tender price.</p>		
8.0	EXTERNAL DOORS & SCREENS ED1, ED2 & ED3 – U Value 1.2 W/m²K		
8.1	<p>Form new masonry structural openings for doors (ED1, 2 & 3) as shown on plan and elevation allowing for the installation of new (INTEGR8) security roller shutter during the formation of the openings.</p>		
8.2	<p>Supply and install new polyester powder coated 2XG door and frame (ED1). With insulated panel and obscure glass (Pelerine) in the rear elevation masonry serving the kitchen The door opening is to be completed and made ready for supply and installation. Suggested supplier and installer is QAS. A quotation is provided in Appendix B. The door handle fitting <u>must</u> allow for passing of the roller shutter</p>		

8.3	<p>security door on opening and closing. Colour of frame and door is to be RAL White. Allow 10% for attendance.</p> <p>Install 2 no. new powder coated double door entrances with side screens and top openers into newly formed masonry structural openings as referenced (ED2 & ED3) on the front elevation as shown on plan and elevation. The openings are to be completed in every respect ready for the installation to the specifications stated in Appendix B - Suggested supplier and installer is QAS. The entrance doors are to have low threshold. Doors and screens must allow for passing of the roller shutter doors on closing and opening. Colour of framing and doors is to be RAL 260 30 35 Royal Blue. Allow 10% for attendance.</p> <p>Glazing: 28 mm double units to windows – and triple glazed top doors 26 mm U value of 1.2 W/m²K & Part AD K (Glazing safety) in critical areas Handles: Pad Handles – 20mm silver Slimline Threshold: 13mm drained ramped both ways to comply with Part M Closers: Horton Automatics 4100+ HD Swing Fully Automatic Slim Line Swing Door Operator Pair with Push Button Activation Key switch: 13 Amp key switch Activation: Sensors and Push Pads (Wireless) mounted internally and externally Safety: On door monitored safety devices and BS EN 1154. Doors: Linked to Fire Alarm Framing: Polyester powder coated to standard RAL 260 30 35 Royal Blue. To be confirmed before ordering with CA/Employer</p> <p><u>Glazed manifestations</u></p>		
8.4	<p>Glazed manifestations to be applied to doors and screens to fitted to the front elevation are to be as a minimum to meet AD K5 of current regulations and a minimum of two rows of 50mm or 75mm white or frosted dots on glass at heights of 1500mm and 800mm from the floor. Sizes and height positions of the manifestations are to be in line with these guidelines.</p>		
8.5	<p>Supply and install 4 no. new side barriers (2 per pr of doors) with clear toughened glass. Barriers are to be formed in stainless steel with one push pad DDA opener fitted to each of the automated doors to ED2 & ED3. Allowed to form concrete fixing pads size (200 mm W x 200 mm L x 200 mm D. Suggested supplier and installer QAS. See quotation in Appendix B for all details.</p>		
8.6	<p>Allow to install a precast concrete step at the base of the new door frame (ED 1) to allow the roller shutter security door to close flush at the cill position.</p> <p>Note:</p>		
8.7	<p>All new door and window frames and glazing specifications are to be confirmed with the preferred supplier QAS and comply with glazing safety requirements and achieve 'U' Values required to comply with building regulation requirements.</p>		

9.0	EXTERNAL WINDOWS – U Value 1.2 W/m²K		
9.1	Remove the existing window and security roller shutter nearest to the front elevation in the left side elevation external wall as indicated on 002_T1. Infill with masonry to form the new layout required for the kitchen facility. Allow to make good the masonry walls inside and out to match the existing details in every respect.		
9.2	Form new masonry structural opening for window (W1) in the left elevation as shown on plan and elevation. Allow to install new (INTEGR8) security roller shutter during the formation of the opening (as work proceeds). Size of new opening is to be suitable for a window of 1215 mm wide x 1075 mm high. (To be confirmed on site).		
9.3	Supply and install new timber window to W1 complete with clear 'Argon' filled Low 'E' double glazed 28 mm units, lockable fasteners, night vent and comply with current building regulations. The window is to be vertical sliding sash locking casements with shoot bolt and a key locking option fitted. To be agreed prior to manufacture. Masonry windowsills are to match existing projections in every respect for new security roller shutters to close flush to the cill. Note: The window is to match the profile of the window being removed from the existing kitchenette located on the front elevation of the pavilion (check style requirements before disposal of site). Timber is to be preservative treated. The new window is to be covered by a manufacturer's warranty finished with a standard RAL or BS Standard factory applied coating to match the existing windows.		
9.4	The window currently located in the corridor providing access to the changing room areas is to remain and will form part of the main official changing room. It is to be deglazed and replaced with an obscure sealed double glazed unit. Pattern of glass as stated in the finish schedule (Pelerine). Ease and adjust the window, prepare and decorate to match the existing colour.		
9.5	Ease and adjust any windows forming part of the refurbishment works, prepare and decorate internally and externally to match the existing		
10.0	BELOW GROUND FOUL DRAINAGE The design of the underground drainage requirements forms part of your (CDP) responsibilities and obligations. Please note the external and internal drainage layouts shown on dwg 002_T1 are indicative only. A drainage survey/report carried out by the Employer is provided in Appendix H to assist you with your drainage design obligations. The performance requirements are:		
10.1	The existing drainage system is to be modified, and new foul drainage connections made for linking all new and retained sanitary appliances wheresoever located in the pavilion building to the existing foul sewer arrangements. Also see sections 11.0 and 15.0 regarding the above and below ground drainage design and installation requirements both internally and externally.		

	<p><u>General Requirements</u></p> <p>New drainage runs are to be formed using approved 100 mm diameter pipes with flexible joints. Pipes at a minimum 1:40/1:80 fall on minimum 100mm granular bed in single size pea gravel or aggregate to BS 982 nominal size 10mm.</p> <p>Rodding points to be provided to all discharge pipes, which cannot be reached by removing traps. Ensure adequate access is provided to all cleaning eyes and rodding points. Provide branch connections to soil pipes connecting to any stub stacks. All pipe work to be installed to comply with chosen manufacturer's instructions and recommendations.</p> <p>Provide lintel or sleeve protection to any drains passing through walls and foundations and leave a minimum 50mm clear space around pipe. Ensure space around pipe is masked with rigid sheeting. Openings for service ducts below ground level typically spanned with pre-stressed concrete lintel.</p> <p>Any drain runs under buildings to have minimum 100mm of granular or similar flexible filling provided around the pipe.</p> <p>Manholes/Inspection Chambers & Covers – Generally</p> <ul style="list-style-type: none"> - Pre-formed plastic inspection chambers by Hepworth or similar. - Provide 150mm concrete bed and surround to any new inspection Chambers. - Pipe work connections – provide stop caps to unused/capped off branches. - The maximum depth of any new inspection chambers to be 1200mm. - Internal manholes to be fitted with screw down double sealed airtight covers. - A15 1.5T Pedestrian areas only - B125 12.5T Car parks, driveways, areas with occasional vehicle access - C250 25T if <500mm from kerb face to car park and be non-rocking/silent type. 		
10.2	On completion of the external below ground drainage work the principal contractor is to allow carry out a further CCTV survey of the new drainage including the connection to the existing. Following completion of the building works a report is to be issued to your design team and any defects recorded are to be made good prior to handover.		
11.0	ABOVE AND BELOW GROUND STORM WATER DRAINAGE		
11.1	Stormwater drainage forms part of your (CDP) responsibility. You are to carry out a full assessment at tender stage and include for all design and installation costs as required to complete the works in full. Any new drainage requirements are to be installed strictly in accordance and to the approval of the local building control officer.		
11.2	Allow to modify the existing stormwater details for connection to the underground system. Allow to clean out all existing gutters serving the building and leave in a clear, watertight and free flowing condition. Break out and remake any disturbed concrete benching at the base of the down pipes on the front elevation only.		

11.3	<p>Allow to extend/modify the existing ACO slotted channel drains as shown on the contract drawing 002_T1 and 002C. This is immediately in front of ED2 and ED3. Connect the ACO drains directly to the underground storm water drainage system. The drain new ACO channels are to match the existing in every respect. Details of the run to connect to are provided in the County Drains Survey ref - REPORT - 33861 Sileby parish council and indicated on the general arrangement plans.</p>		
11.4	<p>Allow to remove 2 no. damaged plastic inspection covers on the front elevation and replace with new to match the originals.</p>		
11.5	<p>Allow for all reinstatement works to the storm water drainage including any new fittings and make good to match the existing surrounding details. Leave in a clear free flowing condition.</p>		
12.0	INTERNAL WORKS		
12.1	<p>Full design and supporting calculations are to be provided as part of your Contractors Design Portion responsibilities. Issue to the local building control authority for approval or extinguishing any conditions on the approval in good time to obtain the completion certificate for the refurbishment works. Structural input required should cover <u>as a minimum</u> the below and any other requirements:</p>		
12.2	<p>Re-configuration/removal and reforming of the internal walls is as indicated on the plans provided. All retained walls internal or external walls disturbed by the alteration and refurbishment works are to be made good, re-plastered/drylined and skimmed where necessary to complete the refurbishment programme.</p>		
12.3	<p>The work in the roof spaces includes the following listed details for which your structural engineer should carry out all design work and any additional checks to ensure that the structural integrity of the roof and main building is not compromised. Your engineer is to detail/specify and calculate all support required to all areas affected by the works including but not limited to:</p> <ul style="list-style-type: none"> - Removal of existing block firebreak wall as indicated on the tender drawings. - Rebuilding of the fire break wall in new position in the roof void. - Support of the roof structure & water tanks to remain in both roof voids. - Structural design and providing supporting calculations. - Internal wall removals and any wind post design required. - Internal above and below ground drainage design as required. 		
12.4	<p>Detailing any additional support as required for the installation of the new folding door separating function room no.1 and function room no.2. Details obtained from Style Partition in Appendix C have been provided for further information.</p>		
12.5	<p>Any other necessary internal support including concrete or steel lintels as required for supporting of new masonry, stud walls, roof timbers or internal roller shutter door arrangements wheresoever necessary to complete the works.</p>		
12.6	<p>Any wind post requirements around structural framing/openings.</p>		

13.0	INTERNAL CEILINGS		
13.1	Allow to patch repair (where possible) make good the existing plasterboard ceilings following the internal wall removals and the erection of all new internal walls. Existing ceilings are to be cut back to a neat edge to the nearest joist and new boards installed and skimmed. Alternatively, where this can't be done or isn't appropriate patch repair and over skim where suitable to do so. Prepare and decorate. See decoration section regarding preparatory work.		
13.2	Allow to supply and fix new 12.5mm plasterboard ceilings where patch repairs are not practical or where new rooms are to be formed. Ensure joist spacings are appropriate to board sizes (450mm or 600mm with noggings), support edges every 150mm, stagger boards, and fix with screws every 150mm, keeping them at least 13mm from cut edges. State the m ² amount of plasterboard you are allowing to replace with new.		
13.3	Where ceilings are to be removed and or where new are required you are to set aside the existing fiberglass insulation in the existing roof spaces during the work. Relay the material to a uniform thickness/blanket across the roof voids post on completion of the work. Allow to top up the roof spaces to 270mm throughout		
14.0	INTERNAL WALLS		
14.1	All internal structural design work forms part of your CDP obligations and is to cover all elements of the refurbishment. Structural calculations to be provided by your appointed engineer for extinguishing any building regulations conditions. Install walls in accordance with your structural engineer's design to BS EN 1996-2:2006.		
14.2	Take down/demolish the existing internal walls where shown on plan reference 002_T1A. This includes the existing block firewall which is required to be rebuilt in the position delineated on plan within the roof void. The wall is to be rebuilt using suitable blocks and extend up to the underside of the roof as indicated on plan. Allow for all new support/formation of new openings, fire break requirements and where required make good ready for plastering and redecoration.		
14.3	Allow to construct new stud partition walls and door openings in good quality 75 mm x 50 mm regularised carcassing timber. Cover walls with a 12 mm WBP ply bracing diaphragm, line with plasterboard and skim finish both sides. Install an insulation blanket with a density of at least 10 kg/m ³ between the studs in line with any building regulation requirements. Stud partition walls to extend above new door openings.		
14.4	Allow for providing any additional strengthening pattresses/or timber noggin required to support for any new fixtures and fittings. The stud partitions are to have head and sole plate and cripple studs to the uprights suitable to allow for any openings.		
14.5	All walls are to be constructed to a minimum of 30 minutes fire resistance. Use 'A' angle's for studs requiring 90° vertical fixing and reinforced Angle Brackets to secure the studs to trusses at the head. Provide a single layer of 12.5mm fire-rated plasterboard using Gyproc Fire Line or similar, to provide the fire rating required.		

14.6	<p>Securely fix stud partitions between roof trusses, use noggings to reinforce the wall's head and ensure it's not too tight, transferring roof loads to the floor. The stud wall should fit snugly, but not tightly, Use space blocking pieces according to the design and requirements of the partition and roof structure. Ensure any blocking is positioned to provide maximum support and prevent excessive movement.</p>		
14.7	<p>Provide any timber cripple studs to provide any additional support and structural integrity to walls where roller shutter openings and internal door openings are to be formed to confirm stability and strength of all new stud timber framed walls. Where partitions run parallel to any roof trusses, ensure adequate fire stopping measures are in place, using mineral wool or other similar approved materials.</p>		
14.8	<p>Infill any redundant internal masonry walls/door openings where shown to form the new internal layout. Use load bearing or non-load bearing masonry blocks . Minimum 440mm x 215mm x 100mm thick with the appropriate compressive strength. Tied into existing with proprietary metal starter profile kits/ stainless steel screw-in wall starter ties or keyed into the existing walls. Make ready for services installations, plastering and redecoration. All to the satisfaction of the LBCO.</p>		
14.9	<p>Where alterations to existing walls has been carried out or where walls have been disturbed make good the walls to except new plastered finishes. The original fair faced blocks, and any infilled/newly built walls <u>MUST</u> have a suitable bonding agent applied before applying new plaster finishes. All walls are to match the retained existing internal walls but <u>excludes</u> the reinstated firebreak wall in the roof void.</p>		
14.10	<p>Allow to chase out existing walls for all new services wiring and heating pipework. Replaster all walls to finish and leave ready for decoration. The depth of chases should be appropriate for the type of cables or pipes being installed and are to comply with building regulations.</p>		
14.11	<p>Where walls are being retained these are to have new plastered finishes applied. Walls should be patch repaired wherever possible, made good and redecorated. Alternatively, where walls are deemed unsatisfactory for patch repair they these are to have a PVA glue applied and refinished with either two coat plaster or over skimmed and left ready for decoration.</p> <p><u>Roller shutters internal open back to finish</u></p>		
14.12	<p>Allow to supply and fit new Medim Density Fibreboard (MDF) removable 15 mm covers panel to the rear of the external roller shutter installations internally. Fixings used to secure the panels should be satisfactory for easy removal to deal with any annual or emergency servicing requirements brass and cup screws or concealed panel fixings. MDF to have a chamfered or pencil rounded edge. Boards are to be painted to blend in with the new internal wall paint finishes. Suitable rigid labelling is to be provided to indicate what the panels are for.</p>		
14.13	<p>Supply and install any pre-stressed concrete lintels to support any masonry requirement or over any new internal door openings as work proceeds. Lintels to have 100mm end bearing over all new openings. Your structural engineer is to provide specification details of the lintels to be used.</p>		

14.14	<p>Allow to supply and fix Nuance 1200 mm wide x 2400 mm high decorative post formed decorative wall panels in both officials shower cubicles facilities as shown on plan. Panels are to be fixed strictly in accordance with the manufactures recommended fixing details. 3 panels are required per cubicle. See section 17.0.</p>		
14.15	<p>The radius edge of the panels is to be fitted to the external edges/sides of the two shower cubicles and extend one full board length (1200 mm) out beyond the shower trays to act as a painted wall over splash protector. One panel is to be fitted to the rear of the cubicle and cut to size as required. Fix the waterproof panels to a Knauf or similar cement backed waterproof boarding. Use recommended adhesive and colour coded sealant's to finish. Fix the boards to substrate seal the exposed edges/corners to provide a uniform waterproof shower cubicle arrangement. Install heavy duty shower curtain and rail between the walls. Colour of boarding TBA with the employer.</p> <p><u>Internal Wall Protection</u></p>		
14.16	<p>Supply and install a proprietary mid height impact resistant polyethylene wall buffers to all walls in function rooms 1 and 2 and common corridor as illustrated on drawing reference 002_T1. Rails should be 150 mm wide and a minimum 10 mm thick. These should be manufactured in a robust Polyethylene or similar material fixed with counter sunk screws with colour-coordinated blanking plugs fitted into pre-drilled screw holes. Colour of rail to be as stated in the finishes schedule provided with the tender documentation as close as possible to RAL 260 30 35 Royal Blue. Suggested supplier:</p> <p>Start Safety UK Drury Lane Martin Hussingtree WR3 8TD United Kingdom</p> <p>Tel: (0)1905 794875</p> <p>E: sales@startsafety.uk</p> <p><u>Acoustic Soundproof Movable Partition Wall</u></p>		
14.17	<p>Allow for supply and installation of sliding acoustic wall/door. See below for details of suggested supplier and installer in item 14.9. Finish of the door is to be Light Oak veneer. Framing support will be required at head, sides and base and forms part of your CDP obligations.</p>		
14.18	<p>Ladder support at the head is to be installed by the principal contractor in readiness for hanging the door by the specialist. At floor level the installation is to be low profiled floor surface track. Supplier and installer to be Style Partitions see quote SMI-Q27144 Rev A and overall requirements as provided in Appendix C. Allow 10% for attendance. Full details on information for your engineer can be obtained from the manufacturer in CAD and PDF regarding all installation requirements to complete the work including all finishes.</p>		

	<p>Style Partitions:</p> <p>Style Midlands Unit 3, Phoenix Park, Telford Way Coalville Leicestershire LE67 3HB midlands@style-partitions.co.uk T: 01530 831144 <u>Firewall Work</u></p>		
14.19	<p>Provide adequate support/crawler boards and any ancillary protection or support as required for undertaking work within the existing roof voids.</p> <p>Undertake the following:</p>		
14.20	<p>Allow to take down the existing block firewall located between changing room 1, the officials changing rooms, plant room and corridor as indicated on drawing reference 002_T1. Dispose of all waste materials and rubble off-site.</p>		
14.21	<p>The fire break wall is to be reinstated in the roof space above function room 1 and built on top of the existing wall which is to remain. Allow for all support work inclusive of any new lintel requirement. For the avoidance of doubt refer to plans provided.</p>		
14.22	<p>The wall is to be rebuilt in the appropriate fire rated lightweight block work up to the underside of the roof to form a complete fire break between the roof spaces. The method of sealing the wall to the underside of the roof structure should be ARC T-Barrier Pitched Roof or similar compressible fire barrier installed on top of the wall which should be placed to fill and seal the gap between the wall and the roof covering. This work is to be to the satisfaction of the LBCO.</p>		
14.23	<p>On completion of the work within the roof space you are to re-level all the existing fibreglass insulation to a uniform blanket across the roof void and remove all debris and waste materials within.</p> <p>Note:</p>		
14.24	<p>You will require access into the roof void from the loft access located in changing room 3. You are to liaise with the person named in the section titled Rainwater Harvesting (RWH) further on in the document regarding accessing the changing facility. You should note that all surfaces and services must be kept free from any damage during any access requirements. You are advised to take photographs of the area prior to commencement of the work.</p>		
15.0	<p>INTERNAL DRAINAGE ABOVE AND BELOW GROUND</p> <p>The internal drainage system modifications/redesign forms part of the Contractors Design Portion of the JCT 2016 contractors obligations. The drainage design and installation is to be to the approval of the LBCO and Part H of current building regulations.</p>		

	<u>Requirements</u>		
15.1	All drainage is to be laid to falls in accordance with section H3 of the approved document and to the approval of the LBCO. The drain run on the plans is indicative only. You are required to design and install the drainage to completion and is to connect into the existing underground drainage provision internally and externally.		
15.2	Allow to excavate the existing floor slab and install new 100 mm below ground drainage arrangements to serve the new kitchen facility, all new toilets, new shower arrangements and any additional appliance requirements in full.		
15.3	Backfill with concrete and seal the floors as required in readiness for connecting to the above ground drainage system.		
15.4	Waste pipes to be connected and discharge into new stub stack soil pipes (SSVP's) with Air Admittance Valves (AAV) or directly via proprietary waste manifolds or bossed junctions. Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported. Provide 30 minutes fire protection where passing through floors or walls, as necessary.		
15.5	All new drainage design an installation work must allow for maintaining connection to the retained changing rooms 3 & 4. The system is to be designed to proper falls properly sealed and left in a clear and free flowing condition on the date of practical completion.		
	Note:		
15.6	You should note that the existing ground bearing floor slab may have mesh reinforcement embedded in the concrete. You are to provide and E/O price in the column opposite to cover any additional time or construction requirements to deal with this should it be the case. If you do not then it will be taken that you have included for any additional work in the tender price you submit.		
15.7	<p>New layout is to be designed and be adequate for connecting all new sanitary and kitchen appliances to the new below ground foul system drainage in the following areas:</p> <ul style="list-style-type: none"> - Kitchen sinks and any other appliance requirements (see Howdens kitchen plan) - Integrated appliances in kitchen (see Howdens kitchen plan) - 7 no. WC's including "Classic Blue" accessible toilet pack - 7 no. Wash hand basins – (1 tap hole) including the accessible toilet wash basin - 2 no. Shower trays (in officials/first aid changing rooms) - Maintain all drainage outside of the areas to be refurbished – no exceptions 		
15.8	<p>Supply and fit connections to WCs using compliant trapped outlets connected to 100mm diameter underground pipes as required by current building regulations.</p> <p>Supply and fit the appropriate traps, gullies, wastes and all accessories to sanitary appliances including wash hand basin and showers, sinks. All appliance connections are to have the appropriate diameter waste pipes for each situation laid to correct falls and 75mm deep seal traps. Where waste pipe runs exceed 4.0</p>		

	<p>m BBA approved air admittance valves are to be fitted above appliance spill over levels.</p> <p><u>Sanitary ware Provision</u></p> <p>Connect all new WC pans directly to the new underground system or using a proprietary pan connector's coupled to 110 mm diameter stub stack completed by an AAV (air admittance valve). AAV's should be suitable to double up as a rodding access point in the event of any blockages. Any stub stack pipes above ground are to be (white) in colour. 110mm diameter at a minimum slope of 18mm/m and maximum slope of 90mm/m for pipe work up to 6m in length.</p> <p><u>Washbasins</u></p> <p>32mm diameter pipes at minimum slope of 18mm/m and maximum slope of 22mm/m for pipe work up to 1.7m in length and 40mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44mm/m for pipe work up to 3m in length and 50mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44mm/m for pipe work up to 4m in length. Washbasins are to be fitted with an approved ant-siphon bottle trap, fitted with cleaning eye by Marley or similar approved. All pipework solvent welded and coloured 'White'</p> <p>40mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 90mm/m for pipe work up to 3m in length and 50mm diameter pipes at a minimum slope of 18mm/m and maximum slope of 44mm/m for pipe work up to 4m in length.</p> <p><u>Traps</u></p>		
15.9	Traps to sinks to be P or Bottle with 75mm seal and 40mm & 32mm waste pipework to suit application.		
15.10	Allow to cap off any drains which become redundant during the works on site. Testing and suitable checks must be made before drains are capped.		
16.0	<p>JOINERY</p> <p><u>Howdens Kitchen Installation</u></p> <p>The proposed kitchen units and associated appliances are to be supplied by Howdens under the Howdens "Game Changer" grant funding scheme. You are to allow install the kitchen and appliances as per the information provided on the perspective drawings and plans in Appendix E.</p>		
16.1	The principal contractor is to allow to install a new GREENWICH GLOSS WHITE kitchen as shown on the plans and perspectives to be provided by Howdens Kitchens under the FA Game Changer grant funding award scheme. The proposed kitchen design is delineated on - CAD PLAN B6204488271 provided in appendix E of this tender pack. Details of the kitchen designer are:		

16.2	<p>Howden's Units 25 & 26, Swingbridge Trading Estate, Kernan Dr, Loughborough LE11 5JF</p> <p>Tel: 01509 241551</p> <p>Contact: Ralph Hilders</p> <p>Unit Range:</p> <ul style="list-style-type: none"> - The "Greenwich" range in "Gloss White." - All equipment and accessories as detailed in the plans provided by Howdens. - Kitchen Design Pack reference - CAD PLAN B620448827. - Plans and perspective references - B6200008271 <p>You are to <u>IGNORE</u> all the UNDER counter display fittings shown on the perspectives and floor plans as shown on the separating wall between the new kitchen and Function room 1 provided by Howdens as referenced above. Any new flooring requirements are to extend up to the dividing/roller shutter wall as shown on <u>dwg 002B T1.</u></p> <p>You <u>MUST</u> include for all services installation design requirements as part of your contractors design portion element of the contract as indicatively shown on the plans and as specified in this schedule of works. The kitchen layout on plan and specification is indicative and must be verified on site for consistency prior to installing the kitchen or the required M& E services.</p> <p>Please note:</p> <p>The kitchen to be fitted including all appliances will be stored on site in the changing room 3 or 4 ready for installation by the day of commencement on site. Allow to undertake the following:</p> <ul style="list-style-type: none"> - The items being supplied are to be checked against the perspectives and plans provided to confirm that all kitchen components are onsite and no damage has occurred during the storage period. - The Principal Contractor and or his subcontract designers/installers are to liaise with Howden's Kitchens to check that the kitchen units have been supplied will coordinate in with the proposed new stud wall arrangements as shown on plan. - The Principal Contractor is to request that a Howdens representative attends site to undertake a remeasure and confirm setting out of the new stud walls corresponds accurately with the kitchen components they have supplied. - If any discrepancies are found between the items supplied and the proposed layout, then notify Howdens of Loughborough immediately. <u>DO NOT INSTALL ANY UNITS UNTIL ANY ANOMALIES HAVE BEEN RESOLVED.</u> - Once the kitchen components on site are confirmed as being in accordance with the plans provided by Howdens then the new stud partitions can be constructed. 		
------	--	--	--

	<ul style="list-style-type: none"> - Thereafter the flat pack kitchen base units should be assembled and set out against the new walls. Check fit before permanently installing/fixing back to walls. - If required the Principal Contractor is to liaise with Mr Ralph Hilders at Howdens Loughborough to resolve any anomalies between the components supplied and as required for the successful installation of the kitchen to completion. <p>Allow to fit the following inclusive of all new services and drainage connection requirements to complete the kitchen installation in full.</p> <ul style="list-style-type: none"> - All wall and base units as shown on plan fitted to the left and rear walls only - Laminated work surfaces as per the plans provided - 2 no. Kitchen sinks inclusive of taps traps and all associated wastes - 1 no. Ceramic hob and stainless steel splash back - Cooker extract hood (in-line) - Eye level cooker with microwave above - 1 no. Integrated fridge freezer fitted in lardy unit - 1 no Dishwasher 		
16.3	<p>Install new Light Oak skirtings and architraves to match the existing unless specifically directed otherwise. See drawing reference 002_T1. New materials are to be properly fixed to the substrate. Blanking matching timber plugs are to cover any screw fixing details. Finish skirtings using an appropriate method with a clear seal. Apply a minimum of 2 coats. See section 20 and finishes schedule.</p> <p><u>Internal doors</u></p>		
16.4	The internal doors must be designed and installed in full compliance using a certified and proven fire rated system tested to BS 476 or BS EN 1634. Double doors and kitchen door to have "free swing" electromagnetic door closers fitted.		
16.5	Supply and fit new single leaf and equal pairs of solid core door sets fire rated FD30S complete with ironmongery including, kick plates, push pull handles intumescent smoke and brush seals. Door sets and ironmongery can be obtained from the supplier stated in Appendix D. Free swing doors ID 01, ID 09 and 1D 02.		
16.6	<ul style="list-style-type: none"> - Double doors with vision panel and rounded meeting styles are: ID 01, ID 09. - Single doors with vision panels: ID 02. - Single doors with no vision panel: ID 03, ID 04, ID 05, ID 06, ID 07, ID 08. - Accessible WC door - quick release hinge & flexible hinge stile trim for privacy. <p>Doors Light Oak faced veneer with a lacquer finish to match the existing in every respect. Door frame linings also to be manufactured in Light Oak to match the existing in every respect.</p>		
16.7	Rebated/ loose stops and rounded stiles for the door/wall type and situation to meet current fire regulations. Include for intumescent and smoke seals appropriate to the door rating. If planted stops are used then the stops may be pinned, screwed, and glued and be either 12mm or 25 mm deep. All new fire doors to be made and fitted to comply with the manufacturers installation requirements.		

16.8	Secure frames into all walls using steel fixings penetrating the surrounding wall by at least 50mm. Each jamb should have minimum of three fixings at suggested maximum centres of 600mm. Voids between frame and wall should be filled with mineral wool or, if maintained below 6mm intumescent material may be used. Architraves should always be present to the surrounding walls and offer a minimum of 30 minutes fire resistance.		
16.9	Vision panels (where required) to be clear fire rated glass Pyrodur Clear or equal embedded in an intumescent material to achieve the required fire rating should be identifiable by acid etching with the trade name in the corner of the pane and marked with BS 476 Part 22. If this is not visible, the glazing will not be accepted as fire rated and must be replaced.		
16.10	Requirements for doors with vision panels to meet part M of the approved document. Sizes are to be as follows: - Top Panel - 250 mm wide x 750 mm high - Bottom Panel 250 mm wide x 488 mm high		
16.11	Ironmongery including fire rated hinges, door closers and associated fittings. Provided Fire door signage to meet The Building Regulations 2010, Fire Safety, Approved Document B, Volume 2 – Buildings Other Than Dwellinghouses, 2006 edition, incorporating amendments up to April 2019” of the approved documents and the Regulatory Reform (Fire Safety) Order 2005.		
16.12	Allow to supply and install any prestressed concrete lintels above new door openings where required to support masonry as the work proceeds. Refer to your appointed engineer for any structural support requirements. Make good all disturbed plastered areas wheresoever required and leave ready for decoration. Allow to supply and fit new signage to internal doors – aluminium back plate with 'Black' lettering and braille and gender symbols. Kitchen Store Ladies WC Male WC Accessible Toilet Facility (fitted with quick release double action door hinge kit) Officials First Aid Changing Room Main Officials Changing Room		
16.13	Allow to supply and fix all directional, fire, safety, hazard and mandatory door signage to doors internal and external to BS 5499-1:2002:		
16.14	All new signage is to comply with the relevant British Standards in every respect for size, shape and colour. Additionally supply and fix standard and tactile signage to all new doors to comply with BS 8300:2012 and Part AD M of building regulations Stainless steel kick plates are to be fitted both sides of the doors to match the original. Refer to door schedule requirements as provided in Appendix D.		

16.15	<p><u>Internal Fire Resistant Roller Shutter Door</u></p> <p>Allow to supply and install specialist manufactured fire rated timber finished roller shutter door as indicated on the contact drawings 002_T1. M&E Consultant to design in all dedicated supply requirements and confirm with supplier) and install to finish.</p> <p>Type 'Flame Shield' 120 with 240V single phase tubular motor operated fire roller shutter with a fire resistance applicable to that of the wall between the kitchen and function room no.1 to comply with current building regulations. Roller shutter door is to be manufactured to suit an opening of 2000mm wide x 1000mm high as illustrated on drawing reference 002_T1.</p> <p>Suggested supplier and installer:</p> <p>Syston Doors 1499 Melton Road Queniborough Leicester LE7 3FP</p> <p>Telephone: 0116 260 8841 Email: sales@syston.com</p> <p>The shutter is to be constructed to Warrington Fire Research Centre WARRES No. 145904, in accordance with clause 8 of BS476 Part 22/ EN 1634-1.</p> <p>General Specification</p> <p>Hood (Coil Casing) a profiled galvanised sheet hood. Vertical guides fabricated from galvanised steel channels. Provide any additional support required to the head and sides as required to be fixed to the shutter to the stud partitioning. Hood to be located on kitchen side.</p> <p>Opening</p> <p>The opening and closing of the roller shutter doors is no to be linked to the external shutter arrangements. I.e. the shutter is to open and close at the same time. The shutter is to have an individual override key switch interface fitted so that the unit can be opened separately if required.</p> <p>Locking</p> <p>Provide a centre bottom rail key lock providing a shoot bolt into each side guide. Operation is to be from as single phase 240v tubular motor with normal day to day operation of the shutter by rocker switch with a manual override. The unit is to have a maintained supply linked to the main fire alarm system/panel. The finish is to be timber Light Oak treated to provide fire resistance to match the wall surround. (See finishes schedule).</p> <p>https://www.syston.com/products/fire-rated-products-2/flame-shield-120/</p>		
-------	---	--	--

17.0	FLOOR LAYER		
17.1	Remove existing floor coverings including vinyl, tiles and carpeting in the areas to be refurbished and dispose off site.		
17.2	Make good any level up disturbed floors from installing drain runs or vinyl or tiled floor removals any other works required using concrete and suitable screeding materials.		
17.3	Scabble, clean and prepare all floors surfaces. If there is any glue, mortar, or residue left over from taking up the vinyl and carpeted floors, remove it with a scraper. Sweep up any leftover debris afterwards. Vacuum up the dust only thoroughly cleaned in readiness for applying a suitable latex material.		
17.4	Apply a suitable quick drying levelling compound prior to laying floors using Ardex K55 or similar strictly in accordance with the manufacturer's recommended instructions		
17.5	Cut in to the existing floor slab and allow to carry out all builders work required for the supply and fitting of 2 no. Gradus or equal aluminium Mill Finish framed recessed Matt Wells into the existing floors as shown on plan as per the manufacturers recommended installation details. The size of each Matt well is to be 2000mm W x 1000mm D x 18 mm H and finished flush to the required new floor finishes.		
17.6	Supply and install the new frames and make good the floor. Install Gradus or similar Textile barrier matting (closed construction) as indicated on dwg 002B_T1. Ensure that the Matt Wells are deep enough to accommodate the matting and the frame and barrier matting finishes level with the vinyl floor finishes to be laid in to both function rooms. Colour and type of barrier TBC.		
	<u>Floor finishes</u>		
17.7	Supply and install new Altro vinyl floor coverings appropriate for each situation which must provide excellent non-slip floor covering characteristics and meet the requirements of EN-ISO 10582 & BS EN 13845 or equal and appropriate to for safe usage by the building occupants. See dwg 002B_T1 for further details. a) Altro Aquarius where indicated on plan - Colour Hippo b) Altro Ensemble where indicated on plan - Colours TBC		
17.8	Floor coverings are to be straight lay or finished with a preformed 100mm covered easy clean skirting system dressed up the internal wall faces, welded joints and silicone sealed to the perimeters in a colour to match the trim portrait edge details be pertinent to each situation. All fitted in accordance with the manufactures recommended fixing/laying instructions.		
17.9	Allow for all edge and transitional strip trims, seam welding and sundry items to complete all of the floor installations in full. Capping trim to covered floors - colour as finishes schedule. Refer to the drawing reference 002B_T1 and the finishes schedule for each areas floor finishes requirements		

17.10	<p>Special requirements:</p> <p>Check all floors for Relative Humidity (RH) and do not lay any new vinyl on subfloors with a moisture content reading of above 75% RH. As part of the floor installation if floors are above this level allow to apply an ARDEX DPM 1C R rapid curing one coat surface damp proof membrane and residual moisture suppressant to all floors before applying floor finishes. You must do this where new concrete is being used to reinstate floors following below ground drain modifications.</p> <p>Note:</p> <p>Where the flooring is used to form the coved skirting, make certain that the wall background is smooth, clean and dry enough to allow full adhesion of the system.</p>		
18.0	TOILET & SHOWER CUBICLES		
18.1	<p>Allow to supply and install three sets of “between wall and one in line ” solid grade laminate (HGL) full height cubicles as shown on plan reference 002_T1. Range “POWER.” (4 no. layouts in total).</p> <p>These are to be fitted in the male and female WC’s and the officials/officials first aid changing rooms.</p> <p>Cubicles to be fitted with Satin Anodised Aluminium coat hooks, toilet roll holders and “in use” indicators.</p> <p>Can be obtained from: Ask Washrooms Unit 6 Peckleton Lane Business Park, Peckleton Common, Leicester, LE9 7RN</p> <p>T: 0116 326 7071 E: info@askwashrooms.co.uk</p> <p><u>Officials/First Aid Showering facilities</u></p>		
18.2	<p>Supply and install low height 40 mm max “Durovin” or equal acrylic shower trays with anti-slip nodules into the official changing rooms. New stud walls are to be set to accept the following allowing for wall and floor finishes:</p> <ul style="list-style-type: none"> - Shower tray - 1200 mm x 900 mm x 40 mm in officials changing room. - Shower tray - 1200 mm x 800 mm x 40 mm in official/first-aid changing room. 		
18.3	<p>Wall surfaces within shower cubicle areas to be sub boarded with cement backer board or using an equal and approved method.</p>		
18.4	<p>Supply, wire and fit 2 no. electric showers type MIRA T80 Sport in each officials facility as shown on plan ref 002_T1. Provide suitable water containment with shower rail fitted between walls heavy duty “plain” shower curtain with maximum gap between finished floor level and shower curtain of 150mm . Each 10.8Kw MIRA sports shower unit is to have a 45 Amps MCB. This forms part of your CDP.</p>		

18.5	Showers to have reachable and easy to use shower controls 750mm from corner to edge of controls at a height of 1000mm above finished floor level. Showers to have ventilation extract with timer overrun and humidistat. Water to discharge to trapped gulley connected to underground drainage system. Accessories shower head, rail and soap dish. Ventilation is to form part of your CDP obligations.		
18.6	Nuance Aquaboard waterproof wall finishes are to be applied to the shower cubicle facilities in the official changing rooms using 1200mm x 2400mm boards and are to extend 200 mm beyond the edge of the shower trays to act as water splash protection. Complete the installations with a heavy duty shower curtains hung from shower rail a maximum gap of 150 mm above the highest point of the shower trays is to be left.		
19.0	SANITARY WARE		
	<u>Accessible WC facility</u>		
19.1	<p>Supply and fit accessible toilet facility compete with WC and wash hand basin as indicated on the plans provided (handed as shown). This facility is to be fitted out in full and be fully compliant with BS 8300:2018 and Part M. Refit 1 no. plastic foldable baby changing table into the accessible toilet removed from the original toilet facility.</p> <p>Provide all associated fittings relevant to the DOC M pack layout including a RIMLESS WC pan. Colour: "Classic Blue" Doc M Pack with close coupled disabled toilet. Fit out to include:</p> <ul style="list-style-type: none"> - TMV3 (Thermostatic tap) or blended water. - Accessible compression joints with isolation. - Hand dryer - Air force on (1.1KW). - Light switch rocker type 900 mm high above floor level. - Emergency light – one self-contained emergency light fitting. - Emergency light test key S/W positioned at high level. - Fire alarm beacon wired to existing fire alarm system. - DP Red Alarm pull /2 bangles plastic ball on cords 100mm above floor level. - Provide label adjacent cords having 5mm letters stating, 'Alarm Call'. - Provided D.P. toilet alarm PSU/RESET with backup battery. - Provide water saving cisterns with a target saving of water consumption of 33% - - providing an economy flush on both single and half flushes wherever possible. - Single plastic splash back as other facilities <p><u>Sanitary ware</u></p>		
19.2	Supply and install new toilets and, wash hand basins. Include for sensor taps, traps blending valves and all accessories (except sink plug) as necessary to complete the installations in full. Fit out as denoted on drawing reference 002_T1. All appliances connected to the new above and below ground drainage.		
19.3	Above ground wastes and traps to be solvent weld white pipe of the appropriate diameter 32/40mm relevant to the appliance type being fitted.		

19.4	Allow to supply and fit the following appliances complete with all accessories, suitable sealed to walls and floors using an Anti - fungicidal silicone – colour “White”.	
19.5	6 no. wash hand basins (wall fixed) fitted with a single tap hole. Suggested is the Armitage Shanks Portman 21 500mm 1 taphole washbasin with overflow.	
19.6	Taps to be Sensor flow E infrared basin mounted mixer tap connected to mains blended water or an equal and approved.	
19.7	6 no. close coupled dual flush standard height close RIMLESS toilets fitted with soft close plain white toilet seats. Suggested type Ideal Standard I-Life A Close Coupled Back-To-Wall Toilet With RimLS+ Technology.	
20.0	DECORATIONS	
	Internal Decorations	
21.1	All surfaces recommended primer, undercoat and topcoats as recommended by the manufacturer of the products.	
	Walls Dulux Acrylic Eggshell - 1 mist coat and 2 topcoats	
	Ceilings Dulux Diamond Matt. -1 mist coat and 2 topcoats	
	WC's and officials rooms – Anti fungicidal emulsion - 1 mist coat and 2 topcoats	
	Light Oak skirtings, door lining/architraves - satin finish - 1 undercoat and 1 topcoat.	
21.2	Any other painted surfaces as required using either application as above.	
21.0	FIXTURES AND FITTINGS	
21.1	Supply & fit 3 no. new mirrors with polished edges and chrome cap screws. One in each of the officials changing rooms and one in the accessible toilet. The mirrors are to be fitted to the walls not doors.	
	Size of mirrors to officials rooms to be: 1200 mm H x 400 mm W	
	Size of accessible toilet mirror as Part M of the Approved Documents <u>Male/Female/Officials/WC Mirrors</u>	
21.2	Supply and fit 1 no. new frameless rectangular flat mirror with polished edges and chrome cap screws above each wash hand basin in the toilet facilities.	
	Size of mirrors to be: 600 mm H x 450 mm W	
21.3	Splashbacks to wash hand basins – 1 no. per basin rigid plastic hygienic single sheet with edge trim silicone sealed at junction between sink and wall – colour of plastic and silicone “white”.	

	<p><u>Benching & Coat Hooks</u></p> <p>21.4 Supply and fix 2 no. powder coated steel powder coated shower benches with Oak slats by BOYCO, or similar approved supplier fitted back to walls (BTW),.</p> <p>1 no bench & coat hooks - 1800 mm L & x 500 mm W to main official's room. 1 no bench & coat hooks - 1200 mm L & x 500 mm W to official's/first aid room.</p> <p>21.5 Supply and install matching colour coded Nylon coat hooks fitted to backing boards with rounded or chamfered edges. Coat hooks to run length of benching and set approximately 150 mm apart. Colours to be agreed with employer – provisionally RAL 260 30 35 Royal Blue. Exact colour to be agreed before ordering.</p> <p>22.0 MECHANICAL ELECTRICAL WATER SUPPLY & VENTILATION SERVICES</p> <p>The Contractors Design Portion of the contract requires that you include for the redesign, modification supply and installation of all new services arrangements and must include for all the mechanical, electrical hot and cold water, heating and ventilation requirements. All work is to comply with current legislation and the appropriate certification provided. A more detailed description of the standard of the service design and installation performance requirements is provided in a separate document</p> <p>22.1 Whilst the project services design alterations and new installation concepts have been described in general and indicated on preliminary drawing 002C_P1, it shall be the Principal Contractors Mechanical and Electrical Design Consultants and their appointed subcontractors/installers responsibility to design, supply, install, test and commission all mechanical, electrical and public health services in their entirety.</p> <p>The scope of the project shall include for the design, supply, delivery, installation, testing, commissioning and maintaining during the first year after handover, of the entire mechanical and electrical installations.</p> <p>The works is to be restricted to those within the newly refurbished part of the pavilion as shown on the drawings provided but must allow for continuation of maintaining all of the existing services installations in changing facilities 3 & 4, the kit store and common areas both internally and externally as part of the proposed works. This must include for all testing and commissioning requirements for the building and must be completed satisfactorily by the date of Practical Completion.</p> <p>The Principal Contractor and their design consultants will be fully responsible for examination of the existing services situation and include for all costs arising for the design, materials, labour and installation costs of the modifications required to the existing services installations and include for maintaining all services outside of the areas to be refurbished. The work required is generally described below:</p>		
--	--	--	--

22.2	<p><u>Electrical Design and Installation Requirements</u></p> <p>The whole of the electrical design and services installation works shall be carried out by a reputable Building Services Designers and Electrical Contractor whom is a registered and approved member of the NICEIC and is also a member of the ECA.</p> <ul style="list-style-type: none"> - Upgrading the electrical wiring system to accommodate any new services. - Update the heating controls with the provision of a remote Bosch mobile app. - Recessed lighting with absence detection (LED) & supporting calculations. - Corrosion resistant lighting in the officials' changing rooms/shower areas. - Ventilation and heating controls. - Small power sockets/spurs/cleaner socket requirements by MK. - USB ports provided to double and single plugs in function room and kitchen. - Accessible WC requirements to meet BS 8300:2018 - Emergency lighting/key switch requirements. - Smoke detection (including roof void if determined by building control). - New fire alarm panel/sounder and illuminated escape lighting. - Call points linked to fire alarm panel. - Door access controls and internal magnetic "free swing door closers". - External defibrillator power supply located in function room 1 in secure metal box. - External security shutters linked to current split system of controls - Internal roller shutter with fused spur linked to fire alarm panel - Zip 5 litre hot water boiler fitted in kitchen - Electric showers MIRA SPORTS 10.8KW in changing rooms - Airforce One 1.1 KW hand dryers (1 in every per toilet facility) is to be provided - BT/IT/data points and requirements. - Kitchen appliances including induction hob/appliances and hood extract fan - Intruder alarm to be left insitu and working - Retention/re-siting of the existing dawn to dusk lighting provision externally. - Existing CCTV system to remain in full working order. <p>Allow for maintaining a temporary electricity supply off the existing mains during the works on site and adequate to power welfare and office facilities, 110volt transformers, site lighting , floodlights and all plant during the works.</p> <p><u>Mechanical Design and Installation Requirements</u></p> <p>The whole of the mechanical services installation works shall be carried out by a reputable Building Services Designers and installed by a Mechanical Contractor whom is a registered and approved member of the Heating and Ventilation Services Contractors Association (HVCA) and Gas Safe Registered as appropriate.</p> <p>Provided adequate and compliant mechanical ventilation by Ventaxia or equal and approved extract units/controls in the kitchen and toilet facilities complete with controls. Units are to have timer overruns and rates of extract litres/per second to meet current building regulations – units to be routed to discharge through walls/soffits or roof covering as your detailed designers preference.</p>		
22.3			

	<u>Heating System</u>		
22.4	The existing Worcester Bosch boiler installation located in the plant room is to be used for heating and hot water. The unit requires the addition of Smart controls so that the unit can be operated from a mobile phone app. Suggested wireless control is the Worcester Bosch CT 200, but the optimal control is to be recommended and designed in by your M&E consultant. For further information on the system the Wi-fi provider for the pavilion on behalf of the service user is Mr David Icke who can be contacted on David@dataone.ltd.uk or by telephone on 01509 215662.		
22.5	The existing boiler system requires that the existing programmer/thermostat be updated and placed in a secure room. The room suggested is the store located of the main kitchen as shown on drawing reference 002_T1. To be agreed with the Sileby Parish Council representatives during the design phase.		
22.6	Supply and fit new Low surface temperature (LST) 1 Plus radiators in the accommodation to be refurbished only. Zone controls to be supplied with remote sensing thermostatic valves. Undertake design, supply and install new heating system radiators into the areas to be refurbished include for all heat loss calculation and radiator sizing requirements. The heating system upgrade is to link in with the current arrangements in changing rooms 3 & 4 and any common areas which are to remain in their current form.		
22.7	Units are to be: <ul style="list-style-type: none"> - Stelrad LST 1 Plus radiators with; - Remote sensing thermostatic valves and; - Danfoss RAS-D Remote Sensors Install new metal flue guard to the balanced flue serving the boiler located on the rear elevation. <u>Hot water (HW) and mains/tank fed cold water supply (CW)</u>		
22.8	The existing hot and mains/tank fed cold-water supplies are to be modified to serve the proposed new layout shown on drawing reference 002_T1. The existing dedicated HW & CW water supplies into changing rooms 3 & 4 are to be retained and must remain live. This is to be included in your design strategy. The requirements for the H&C water supply in the areas to be refurbished are:		
22.9	Pipe sizing and water temperature to be in line with current regulations appropriate to the standard of the day and pertinent to this sports pavilion facility. Hornes or equal approved blending valves to be used to control draw off temperature of water at sink and wash hand basin positions. Water saving infra-red sensor taps with blended water to all sanitary ware wash hand basin taps except the accessible toilet which is to have a TMV3 thermostatic tap fitted as part of the DOC M pack arrangements. Lever/monobloc taps fitted into the kitchen sinks as part of the Howdens kitchen design.		

22.10	Supply and install Zip 5ltr Econoboil hot water unit inc cold water feed fitted into the kitchen wired to the main supply. Refer to kitchen design regarding position suitability.		
22.11	Provide mains fed cold water feeds to the kitchen sink taps and appliances teed off/split from incoming supply located in the plant room at the rear of the building.		
22.12	Hot water temperature to kitchen sinks to comply with current legislation for commercial kitchens.		
22.13	The hot water supply to the showers in changing rooms 3 & 4 is to remain in its current form and the tank supply turned on and off manually by the premises officer as and when required.		
22.14	Allow for all testing of the water supply provision including chlorination and legionella validation testing requirements which is to include the areas that are not being refurbished.		
	<u>Rainwater Harvester (RWH)</u>		
22.15	As part of the M& E design remit you are to allow to assess and upgrade the existing (RWH) system. As part of pricing this work you are to ask your M&E consultant to inspect the current set up during your visit to site by contacting Mr Alan Higgs on 01509 813075 or by email at cllr.alanhiggs@silebyparishcouncil.org.uk who can advise you to the installations current performance and what improvements are required to the system: As a minimum the system requires:		
22.16	A new pump, with a float and a filter on the out take pipe so water is taken from the top of the tank and not the bottom where sediment lays in the base of the tank.		
22.17	Improved filtration (sediment trap) where the water enters the building to reduce the amount of sediment entering the roof storage tank and then the toilet cistern.		
22.18	Other suggested improvements calming inlet, a monitoring system to track water levels, pressure to reduce maintenance and provide information on the systems performance.		
22.19	Relocation of the RWH and BT controls and pipe work currently located in cupboard to the left rear corner of the building as viewed from the front elevation. This is required so as not to interfere with the proposed kitchen layout/design. If not then it is to be fitted as close to the left and rear corner of the kitchen in a bespoke cupboard or in a base unit.		
22.20	Allow for maintain a temporary water supply of the existing mains during the works		
	<u>CCTV and Intruder Alarm</u>		
22.21	The pavilion has a live CCTV system and intruder alarm installed in the pavilion. The CCTV system needs to remain in a working condition. Any adjustments/alterations to the system as a consequence of the refurbishment or to		

22.22	be allowed for within your tender price. This should be dealt with by your services consultants.		
22.23	<p>The intruder alarm is not used but the employer requires the wiring/sounder boxes and control panel to remain for future use. The sounder box on front elevation is to be relocated following removal of the gable masonry.</p> <p><u>Fire Alarm Panel</u></p>		
22.24	<p>A new fire alarm panel is to be installed in the position shown. A fire alarm zone plan is to be provided adjacent in the building, highlighting the revised fire alarm zones and key features including exits, and circulation areas. Supply the floor plan in a plastic sealed sheet size A3 minimum.</p> <p><u>Kitchen Hood Extraction Unit</u></p>		
22.25	To be supplied by Howdens and wired to the mains and discharging directly through rear elevation wall. Include for ventilation ducting and grill externally.		
22.26	<p>As part of the required services modifications/upgrading and new installation works you are required to include for all BWIC wheresoever required in connection with to complete the works satisfactorily.</p> <p>Note:</p>		
22.27	The boiler plant room layout is to remain in its current form.		
23.0	EXTERNAL WORKS		
23.1	The existing concrete paved patio area to the front elevation is to be extended outwardly by 4 rows of 600x600 mm concrete flag stones along the entire length of the pavilion frontage to match the existing configuration.		
23.2	Excavate to reduced level minimum of 200mm below existing slabbed area and cart away surplus materials. Lay slabs on a minimum 100mm compacted layers of MOT 1 crushed stone sub-base material to falls and levels. Blind sub-base with 25 – 40mm sand bed. Lay new concrete slabs on full bed of mortar to falls and levels (1 in 50 approx.) with closed joints. Wet mortar mix 3:1 ratio.		
23.3	Finish the extended path/patio area with EF 150 mm x 50 mm square nose edgings laid in bedding of 100-150mm thick well compacted semi-dry concrete 1:2:4 (cement: sand: aggregate). The edgings are to finish flush with the top of the slabs.		
23.4	Finish the work with new topsoil graded down to meet with the existing grassed areas and seed to finish		
23.5	Allow to reinstate any areas disturbed by the drainage excavation works. The reinstatement is to match the existing in every respect.		

23.6	Allow to burn off and apply new thermoplastic paint markings 'to match existing' on tarmac covering to the vehicle spaces disturbed by the works. Vehicular bay sizes to match existing.		
26.0	COMPLETION OF THE WORKS		
26.1	On completion of the works the contractor is to reinstate all external and internal disturbed surfaces and the like and remove all materials and rubbish off site.		
26.2	The completed facility is to be thoroughly cleaned to the satisfaction of the project officer. Leave the facility in a clean and tidy condition ready for use.		
26.3	Confirm all testing both electrical and mechanical has been completed, and the facility has been fully commissioned at hand over stage. The completed and fully documented Health & Safety Plan and Operation & Maintenance Manuals are to be handed over at completion.		
26.4	Undertake and confirm that all testing of both the above and below ground drainage services have been tested as specified previously in this document.		
26.5	As required under Building Regulations provide all calculations for extinguishing any conditions on the approval.		
26.7	As required under Building Regulations provide in a folder detailed fire safety information to the 'responsible person' at the completion of a project, so that an appropriate fire risk strategy can be put in place as required under regulation 38.		
27.0	DESIGN CONSULTANTS COST		
27.1	Mechanical and Electrical Designer Costs inc Disbursements.		
27.2	Heating Engineers Design Costs inc Disbursements.		
27.3	Civil Engineers Design Costs inc Disbursements.		
27.4	Structural Engineers Design Costs including Calculations and Disbursements.		

