

Full Specification

Project Repair, Refurbishment and Renewal of Existing Sports Pavilion
Job No. 22-010
Date June 2024
Revision V3

Revision	Description	Date	By
V3	Reduced scope of works	June 24	RA

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NOTE: THE TENDERER IS ADVISED TO VISIT THE SITE PRIOR TO TENDERING (SEE CLAUSE 1.7) AND TO READ THIS DOCUMENT CAREFULLY IN ACCORDANCE WITH THE ENCLOSED DRAWINGS.

e.g **Preliminary Clauses**

1.1 EMPLOYER AND ADDRESS:

Sonning Parish Council
C/O The Parish Clerk
Pound Lane
Sonning on Thames
Reading

1.2 SCOPE OF WORK

Phase 1 – Repair, refurbishment and renewal of existing Sports Pavilion to include partial removal of existing structure, internal alterations and upgrading.

1.3 CONDITIONS OF CONTRACT

JCT Intermediate Building Contract with Contractor’s Design 2016 (ICD)

1.4 DEFINITIONS

“Contractor” shall mean the individual or firm or company undertaking the work and shall include the legal personal representatives or such individuals or the persons comprising such firm or company and the permitted assigns of such individual or firm or company. Wherever the word “allow” occurs in this Specification except in reference to PC and Provisional Sums or quantities, the cost of the items shall be entirely at the risk of the Contractor.

“CA” refers to Contract Administrator and shall be Enza Architects Ltd who will be employed by Sonning Parish Council.

1.5 TENDER

The tender is to be submitted on the tender form provided and in the envelope provided. The Employer does not bind himself to accept the lowest, or any tender, nor to reimburse any costs to the Contractor for preparing his tender.

Tenders shall remain open for acceptance for not less than 56 days from the date fixed for the submission of tenders.

1.6 ACCESS

The Contractor is to make good any damage to the access, boundaries and adjacent external works on completion of the works.

1.7 SITE VISIT

The Contractor should visit the site before tendering to obtain all necessary site particulars. Appointments can be made with the Parish Clerk - clerk@sonning-pc.gov.uk

1.8 WATER AND POWER

The Contractor must make provision for temporary electricity and water supply throughout duration of the works.

1.9 PLANT AND SUNDRY LABOUR

The Contractor shall include for all sundry labour, materials and plant necessary, including scaffolding, for the proper completion of the works and shall remove all plant on completion.

1.10 STORAGE OF MATERIALS

Materials can be stored on site in areas to be agreed with the Employer and adequate weather protection will have to be provided by the Contractor. The Contractor must thoroughly clean off storage areas upon completion and reinstate as found.

Note: The car park serving the Sports Pavilion is used by the adjacent school and it is requested that, if at all possible, deliveries of materials are restricted between 8.15am - 9.15am and 2.30pm – 3.30pm these being the very busy drop off and pick up times.

1.11 PROTECTION AND REINSTATEMENT

The Contractor shall include for adequate protection of existing boundaries and ensure that they are handed back on completion of the job in as good condition as at the start of the works. All damage to disturbed areas, paths and other surfaces are to be reinstated as found. The Contractor shall be solely responsible for the care of the works. The Contractor will not be allowed in the areas of the site not connected with the works unless the Employer grants permission. The Contractor will be held responsible for any damage to the areas of the site not connected with the works.

1.12 MATERIALS AND WORKMANSHIP

All to be of a consistently high standard and to comply with the current Codes of Practice and British Standards where appropriate. For this reason this specification is brief and does not restate matters of normal practice.

1.13 PERSON IN CHARGE

The Contractor must provide a competent person in charge on site during the period of the works and his identity should be notified to the Employer and Administrator.

1.14 RUBBISH

Clear away all rubbish at the end of each working week and at the end of the works and when so instructed by the Employer/ Administrator. Keep site and buildings tidy and safe at all times.

1.15 MANUFACTURER'S INSTRUCTIONS

The manufacturer's printed instructions are to be obtained for all products specified and are to be carefully followed in all instances.

1.16 BAD WEATHER

No stonework, brickwork, rendering or concreting is to be carried out during frosty weather or severely inclement weather. Reinstate without charge any work damaged by frost or bad weather.

1.17 ATTENDANCE

Include for all necessary attendance on all trades and sub-contractors, including cutting away and making good.

1.18 BURNING OF WASTE MATERIALS

Burning waste materials is forbidden unless expressly authorized by the Employer/ Administrator. Any materials that are authorized to be disposed of this way will be limited to those which do not give off any harmful or noxious gasses. Any fire must be constantly monitored by a competent person until fire is fully extinguished in accordance with standard good practice.

- 1.19 LEAVE PERFECT
Leave all works complete, perfect, weathertight and fully operational.
- 1.20 CONTRACT DETAILS
Date of Commencement – Monday September 30th 2024
Date of Completion – 24 Weeks (incl Xmas break) Friday 21st March 2025
Rectification Period – 12 months
Damages for Non-Completion - £1,000.00 per week
Contractor's insurance covering injury to persons or death including property cover shall be £2,000,000 for each claim.
- 1.21 VALUATIONS
The successful Contractor will be required to submit an itemised breakdown of his tender before the awarding of the Contract.
- 1.22 ARCHITECT'S, STRUCTURAL & CIVIL ENGINEER'S DRAWINGS
Refer to document issue sheet attached to this Specification
- 1.23 SUB- CONTRACTORS
The successful tenderer will be asked to provide a list of all the sub-contractors he intends to use prior to the start of the work.
- 1.24 BUILDING REGULATIONS & PLANNING APPROVAL
The Contractor must inform the Building Inspector at Jhai Approved inspectors at the necessary stages of construction, as applicable.
In accordance with the 'original' Planning Approval Newt exclusion fencing is to be erected prior to construction works starting on site and shall remain in place for the duration of the works.
- 1.25 FIXED PRICE
The Contractors attention is drawn to the fact that this will be a fixed price contract and the Contractor shall allow here for any increase in the costs of labour and materials above those ruling at the date of tender which he anticipates may occur during the Contract period. All items are to be priced in detail and the Contractor will be deemed to have made allowance elsewhere in his rates for any items, which are not priced.
- 1.26 TAX CERTIFICATE
The appointed Contractor will be required to show evidence of a current 714C Tax Exemption Certificate.
- 1.27 CONTINGENCIES
See list of Provisional Sums – to be expended in whole or part as agreed by the Employer.
- 1.28 CDM REGULATIONS
This project is notifiable under the CDM Regulations.
Refer to Pre-tender Health and Safety Plan by CDM adviser.

All the Construction (Design and Management) Regulations 2015 apply to the contract works. The Contractor will take on the responsibility of the 'Principal Contractor' as stated within these regulations.

1.29 HOURS OF WORKING

Hours of working will be restricted to between the hours of 8.00am to 5.30pm unless previously agreed with the Employer. Weekend working will only be permitted by prior arrangement with the Employer.

1.30 HANDOVER DOCUMENTATION

The contractor is to assist in the preparation of the Information Pack/Building Manual. At Handover the Contractor shall provide the following:

Keys – Three labelled sets (all external door keys to be suited)

Test results – Air & Sound. (As necessary)

Completion/ safety certificates – Building Control, Water, Gas & Electricity

Operation instructions – All mechanical, electrical and other moving part items

Contractor Design – As built drawings/ information.

1.31 DEFECTS PROCEDURE

In the event of defects occurring during the Rectification Period, the Employer shall notify the Contractor of the status of the defects and the Contractor shall take the appropriate action detailed below. Should the defect not be remedied and subject to the Employer demonstrating that their best endeavours were exercised in attempting to notify the Contractor, the defect may be rectified by the Employer at the Contractor's expense and the Contractor notified accordingly.

EMERGENCY/ URGENT REPAIRS

Defects which are deemed to be emergencies shall be remedied as a matter of urgency and certainly within 24 hours of notification. These are defined as those that could pose a risk of injury, security, damage to the fabric/ furnishings/ finishes of the building, risk of damage to third part property. E.g. gas, water leaks, electrical faults, blocked drains, heating failure.

REQUIRING ATTENTION

Defects which are not emergencies but require rectification before the end of the rectification period, shall be remedied with 14 days of notification. E.g. faulty door handles.

NOT URGENT DEFECTS

Defects that are not emergencies but require rectification at the end of rectification period. E.g. internal plaster cracks.

2.0 Preambles

2.1 SITE PREPARATION AND EXCAVATION

Formation levels of foundations, etc, shall be approved by the Building Inspector before concreting is commenced. Any variation between the formation levels shown on the drawings and those adopted on site shall be noted and agreed with the Architect. All surplus material arising from the excavations not required after filling, consolidating and levelling shall be removed from site. The Contractor will be held responsible for safely upholding the sides of all excavations and no claim for additional excavation, concrete or other material will be considered.

2.2 CONCRETE

2.2.1 CEMENT

The cement, unless otherwise described, to be ordinary or rapid hardening Portland cement to comply with BS12. All cement stored on site to be stored in a suitable weathertight and reasonably airtight shed, the floor of which is to be raised from the ground.

2.2.2 AGGREGATES

Unless otherwise described the aggregates for concrete to be washed and to comply with BS882. Fine aggregates to be on zones 2 or 3 grading. Aggregates obtained from a marine source may only be used if they are to the Architects approval. All aggregates to be free from organic impurities, dust, clay coal or other deleterious matter. All aggregates to be stored in containers or on hard paved, self-draining areas with dividing walls to prevent mixing of different types of aggregate.

2.2.3 WATER

The water used throughout the Contract shall be fresh and free from all deleterious matter, whether organic or inorganic, and shall comply in all respects with the Appendix of BS3148.

2.2.4 ADMIXTURES

Admixtures for accelerating the setting of cement, for increasing the workability of the concrete, or for any other purpose shall be used only if authorised by the Architect in writing.

2.2.5 CURING

Concrete to be properly cured and during inclement, frosty, hot, dry or windy weather, to be covered. All concrete to have a minimum temperature of 5oC when placed and is not to fall below this temperature during the hardening period. No work or traffic to be permitted on concrete until properly hardened.

2.2.6 PLACING CONCRETE

Transport and place concrete immediately after mixing by approved methods to prevent segregation and loss of strength and ingredients. Ready mixed concrete to be to BS1296.

2.2.7 DAMP PROOF MEMBRANES (DPM)

Unless otherwise stated in the Schedule of Works, all horizontal damp proof membranes laid over concrete slab to be Ruberoid Hyload Universal DPM 1200 laid in accordance with the manufacturer's printed instructions, manufactured by:

Ruberoid Building Products
Appley Bridge
Wigan,

WN6 9AB
Tel no. 01257 255771

2.3 BRICKWORK AND BLOCKWORK

2.3.1 BRICKS AND BLOCKS

Bricks shall be hard, sound, square and clean. Clay bricks shall be well burnt and shall comply with BS1180. Common bricks for use above damp proof course shall be well burnt Flettons or similar approved bricks. Bricks for use below damp proof course and in manhole shall be class B engineering bricks to BS3921. Brickwork to be laid so that courses line through with that on the existing building, if applicable. Bricks and blocks shall be well wetted before use except in cold weather. During cold weather bricks and blocks shall be protected in the stacks by suitable lapped coverings. Bricks and blocks from stacks, which show signs of dampness, shall not be used when the air temperature is below 2°C. During any break in laying, all horizontal surfaces of walling shall be protected from frost, rain and snow with waterproof coverings suitably lapped.

All brickwork shall be laid frog up, well bedded, flushed up and grouted with mortar, cross joints being filled so as to make a solid, well bonded wall with no cavities whatever. The work shall be carried up evenly so that no part shall rise more than 1220mm above adjoining work. Include for all rough cutting necessary to form bond in brickwork. In the cavity of hollow walls keep the cavity clear of all rubbish and mortar droppings by movable boards or other means. Openings shall be kept at the base of each run of cavity so as to permit raking out of the cavity, and bricked up at completion.

All mortar joints shall be uniformed in colour and thickness.

All facing brickwork shall be kept cleaned and free from mortar, mortar splashes and paint etc.

2.3.2 DAMP PROOF COURSES (DPC)

Damp proof courses are to be RIW 9000 Damp Proof Course, manufactured by RIW, and are to be laid and lapped in accordance with the manufacturers printed instructions.

2.3.3 CEMENT

Cement shall be Ordinary Portland cement as described in Concrete (Clause 2.3.1).

2.3.4 SAND

Sand for mortar shall be BS1200 Table 1.

2.3.5 LIME

Lime shall, unless otherwise approved, be a Calcium Hydrated Semi-Hydraulic Building Lime to BS900, Class B.

2.3.6 MORTARS

Cement mortar (1:3) shall be composed of one part cement to three parts of sand, measured by volume. Gauged mortars shall be to following mixes:

Brick & Blockwork (except below DPC)	1:1:6 cement:lime:sand
Stone	1:2:9 cement:lime:sand
Blockwork below DPC	1:3 cement:sand

Admixtures shall be used in mortars only if authorised by Architect in writing.

2.3.7 CUTTINGS
Carefully cut and fit faced brickwork / blockwork next to other finishings, and perform any other rough and fair cuttings.

2.3.8 CHASES
Cut and form chases for partition junctions, pipes, etc.

2.3.9 RAKE OUT JOINTS
Rake out joints for flashings and point in cement mortar.

2.3.10 BUILD IN ENDS
Build in or cut and pin in cement mortar, ends of sills, lintels, thresholds, etc.

2.3.11 BED FRAMES
Build in wood frames solid in mortar and point where exposed, with mastic.

2.3.12 FIXING BRICKS AND CRAMPS
Secure wood frames in brickwork/blockwork with stout galvanised hoop iron cramps (six per opening). Screw one end to the frame and build other end into joints of brickwork/blockwork.

Secure skirtings to hardwood pads built into joints of brickwork/blockwork.

2.4 CARPENTRY AND JOINERY

2.4.1 TIMBERWORK
Provide and fix all timber in accordance with the BS Code of Practice 112. Timber for carpentry shall be well cut, well-seasoned, free from knots, shakes, checks and splits (except to the extent permissible in accordance with Table 4) and free from fungal infection and seasoning defects.

Softwood shall be approved timber of any of the following species; Canadian Spruce, European Larch, Redwood, Whitewood, Western Hemlock, with a growth rate of not less than four rings per inch, and comply with BS1186. Timber all be sawn to the full specified size; wrought timber shall be machine dressed or hand dressed on exposed surfaces and an allowance of 3 mm shall be allowed for each dressed face.

All timber is to be sourced from sustainable plantations and be stamped with FSC (Forestry Standards Commission) accreditation.

2.4.2 MOISTURE CONTENT
Timber shall be delivered from the mill of the timber supplier direct or from the Contractors yard having attained a sufficient degree of seasoning to ensure a moisture content compatible with its use and the probable heating conditions of the building into which it is to be incorporated as described in BS1186 and set out as follows:-

- | | |
|--|------------|
| a) Internal joinery including doors ordered from buildings with central or continuous heating. | 10% to 12% |
| b) All other internal doors | 12% to 15% |
| c) All other internal joinery | 14% to 17% |

d) All external doors	15% to 18%
e) All other external joinery	17% to 20%

This is to be cut to the required sizes as soon as practicable after the work is begun and stored dry under cover, so that the air can circulate freely around it. Every precaution will be taken to protect timber or joinery products from damage at all stages of processing, transporting and incorporation of the works. Should any shrinkage occur or any other defects appear in the works before the maintenance period is ended, such defective work is to be taken out and renewed to the entire satisfaction of the Architect. Any adjacent work disturbed in consequence thereof is to be made good at the Contractors expense.

2.4.3 PRESERVATIVE TREATMENT

All external joinery and timber in contact with external walls (windows/door frames, cills fixing fillets, etc) to be treated with "Tanalith" or other approved pressure impregnated preservative treatment.

2.4.4 CAPILLARY

The carpenter and joiner shall take all reasonable measures to check or prevent capillary penetration of water in the joints and open connections of external joinery and in all other positions where joinery may be exposed to water.

2.4.5 PLYWOOD

Plywood shall be British made in accordance with BS1455 or imported of equivalent quality.

2.4.6 PROTECTION

Materials and assembled units shall be stored in such a way to prevent decay, attacks by fungus and insects and must provide full protection from the weather.

2.4.7 FABRICATION

The joiner shall perform all necessary mortising, tenoning, grooving, matching, tonguing, housing, rebating and all other works necessary for correct jointing. He shall also provide all metal plates, buy screws and nails and other fixings specified by the Architect, or that are required for the proper execution of the joinery works specified. The joiner shall also carry out all framing linings etc and for their support and fixing in the building.

2.4.8 JOINTS

Where joints are not specifically indicated they shall be the recognised forms of joints for each position. The joints shall be made so as to comply with BS1186 Part 2, 1955.

2.4.9 SCRIBING

All skirtings, architraves, plates and other joinery works shall be accurately scribed to fit the contour of any irregular surface against which they may be required to form a close butt connection.

2.4.10 WEATHERING

The joiner shall ensure that all weathering surfaces throatings, grooves and joints, etc and all open connections in external joinery works shall be properly executed, and shall obtain a reasonable degree of weather resistance.

2.4.11 FIXING ON SITE

Joinery intended to be painted is to be fixed by nail. Nail heads are to be punched below the surface and filled with lead paste filler in external works, and a leadless paste filler in internal walls.

2.5 PLUMBING INSTALLATION

2.5.1 WATER SERVICES

The whole of the internal plumbing shall be executed to requirements and test to the complete satisfaction of the Water Board or other appropriate Supply Authority. Should these requirements be at variance with any item specified, immediate notice shall be given to the Architect.

2.5.2 BUILDERS WORK

Allow for cutting away and making good after the plumber. Cover and protect as necessary the plumbing installation and leave perfect on completion.

2.5.3 TESTING

Allow for providing assistance and appliances for testing the Cold Water Installation during progress of works and on completion.

2.5.4 WASTE PIPES

Waste and soil pipes to be Marley or similar in white uPVC complete with fixings, fittings and all accessories and installed to manufacturer's recommendations. All traps to be 75 mm deep seal or anti-vac where building regulation distance limits are exceeded.

2.5.5 PIPEWORK

The pipework to be in light gauge copper to BS659 with approved type capillary joints; fix to walls at centres not exceeding 2m. Codes of Practice CP99, 304, 305 and 310 to be followed.

2.5.6 ELECTROLITIC ACTION

Particular care shall be taken where mixed metals are used that electrolytic action and / or galvanic corrosion will not occur.

2.5.7 DRAINAGE OF SYSTEM

HW and CW services must be laid to fall to one common point for each service and a combined stop tap/drain off cock to be fitted at this point, so that the whole system can be drained off.

2.6 ELECTRICAL INSTALLATION

The Contractor to ensure that the new installation including any earthing shall be completed to the satisfaction and in accordance with the rules, regulations and requirements of the Supply Authority and the Institute of Electrical Engineers.

All new cables are to be hidden behind plaster under the floor or in the ceiling void, adequately clipped and free from loops or kinks. Switches and socket boxes shall be located in positions shown on the drawings unless agreed otherwise by the Architect.

All electrical work is to meet current requirements of Approved Document P (electrical safety) and be designed, installed, inspected and tested by a competent person. Prior to completion of the works the Local Authority must be informed that an electrical certificate has been issued by a competent person in accordance with BS 7671:2001.

2.7 DRAINAGE

Refer to Civil Engineer's drawings and specification.

2.7.1 DRAINS

Refer to Civil Engineer's drawings and specification.

2.7.2 VENTING

Refer to Civil Engineer's drawings and specification.

2.7.3 GULLIES

New gullies to be manufactured by OSMA, or similar approved, and installed in accordance with their recommendations.

2.7.4 SLOW BENDS

The drain at the base of the soil and vent pipe is to have 135oC radius bend.

2.7.5 SOAKAWAYS

Refer to Civil Engineer's drawings and specification.

2.8 PLASTER AND OTHER FINISHES

2.8.1 PLASTER

Plaster shall be Carlite Premixed Plaster manufactured to BS1191 Part 2 supplied by British Gypsum Limited and shall be used strictly in accordance with manufactures printed instructions and with CP211. Blockwork to receive plaster coats as specified in schedule of work. Plasterboard to receive 1 finishing coat.

2.8.2 GYPSUM PLASTERBOARD

Plasterboard shall be to BS1230 and shall be 12.5mm Gyproc Soundbloc or 12.5mm Gyproc Wallboard TEN as specified in the schedule of work. It shall be fixed in accordance with manufacturer's instructions and recommendations.

2.8.3 METAL LATHING

Metal lathing and beading shall be fixed to all corners of junctions of different materials and comply with BS1369 and be fitted in all respects in accordance with the manufacturer's instructions and recommendations.

2.8.4 SCREEDS

Trowelled bedded screeds to be a nominal mix of part cement to one part cement to three parts sand and shall be laid level unless otherwise stated.

2.8.5 CEMENT

Cement shall be as described in Concrete (Clause 2.3.1).

2.8.6 SAND

Sand for rendering shall be to BS1199 Table 1.

2.8.7 DEFECTS

Any cracks and blisters in finishes shall be cut out and made good. Make good finishes around pipes and like.

2.8.8 PROTECTION

Cover up and protect as necessary, floor, wall and ceiling finishes around pipes and the like. Allow for new items covered and protected at all times eg. Doors, radiators and built in furniture.

2.9 PAINTING AND DECORATING

The whole of the materials shall be obtained from an approved manufacturer and shall be applied in strict accordance with the manufacturer's instructions. Each coat shall be of distinctive tint and all colours shall be to the approval of the Architect and Contractor is to allow for submitting samples of a reasonable size. All work shall be properly prepared for painting: iron and steelwork being free from rust and grease and wire brushed where necessary; woodwork being properly knotted and primed before leaving the Joiners shop and stopped with hard stopping after fixing in position.

All paintwork shall be well rubbed down between each coat. Knotting is to be to BS336. Care is to be taken that cracks, blisters or other imperfections in the plastering have already been made good, as previously described, before decorations are put in hand. No paint shall be applied to external work during frosty, foggy or inclement weather, nor to any surface upon which there is any moisture. Bottoms of all doors to be varnished must have 3 no. coats of polyurethane varnish before doors are hung. All damaged paintwork and varnish to be touched up to give first class finish immediately before completion.

3.0 Contractor Design

3.1 CONTRACTOR DESIGN WORKS

- Mechanical, electrical & plumbing systems (MEP)
- Security & alarm systems

The Contractor shall:

- Undertake the Detailed Design of the Contractor Design Works maintaining the function, visual requirements, performance and intent of the Design.
- Produce drawings, calculations, technical specifications and risk assessment detailing the proposed materials and for approval by the Client / Architect.
- Provide warranties as required.
- Submit relevant documents to Building Control as required.
- Submit relevant documents for submission to the Planning Authority as required.
- No portion of the works shall commence without acceptance of the required submittals by the Client / Architect.

4.0 Schedule of work

4.1	GENERAL NOTES AND SUMMARY OF SCOPE OF WORK	
	<p>Existing pavilion to be partially taken down along the rear elevation and rebuilt on a same footprint. Note setting out of new external wall line to be first agreed with CA.</p> <p>Internal layout to be reconfigured and sections of existing timber suspended flooring to be replaced with solid floors.</p> <p>External envelope to be upgraded, insulated and re clad with new doors and windows.</p> <p>Existing roof covering removed and replaced with new.</p> <p>Electrical rewiring throughout and new heating and hot water system installed to include the reconnection of existing remote gas supply.</p> <p>New external works plan to include new terrace to the front of the existing pavilion.</p> <p>All dimensions to be checked & confirmed on site prior to the commencement of the works. All work is to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice and all relevant legislation, and in accordance with accepted good building practice.</p> <p>All lead flashings to be installed strictly in accordance with Lead Sheet Association guidelines & details, BS1178 and current Codes of Practice. All materials used must be used in strict accordance with manufacturers' instructions.</p> <p>Before starting work, the Contractor is to check invert levels and positions of existing drains, sewers, inspection chambers and manholes against information shown on drawings and report any discrepancies. Adequately protect existing drains and maintain normal operation during construction. Check for blockages and damage to existing drains and report findings.</p> <p>All materials and products must be used in strict accordance with manufacturers' instructions.</p> <p>In order to achieve the required SAP rating Accredited Thermal Details must be followed in the construction of the external building fabric.</p> <p>All existing external features, such as fences, gates, paving, gravel, trees, planting and grass, shall, unless shown to be removed, remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified on the drawings.</p>	

4.2	DEMOLITION	
	<p>Before works commence on site, allow for a fully intrusive Type 3 Asbestos Survey (with samples) to be carried out. If found, asbestos must be removed safely in accordance with British Standards by a competent person(s) with Full membership of A.R.C.A. (The Asbestos Removal Contractors Association).</p> <p>Allow for the disconnection and making safe of all incoming services as required. Any damage to the ground surface within or adjacent to the site from construction/demolition traffic will be the responsibility of the Contractor.</p> <p>Ensure existing structure is stable and any substitute structure completed prior to implementing demolition works. Allow to provide all temporary propping as necessary.</p> <p>Carefully take down existing external and internal walls and ceilings as indicated on the drawings and make good to all adjacent surfaces.</p> <p>Allow to take up and discard existing carpeting.</p> <p>Allow to remove sections of existing timber flooring joists and floor coverings as noted on floor plan drawing.</p> <p>Allow to strip out existing redundant showers, urinals, basins, floor and wall tiling, redundant built in benching and discard off site.</p> <p>Allow to strip out and discard all existing redundant hot air heating and ventilation ductwork and plant.</p> <p>Allow to strip out all redundant pipework and electrics.</p> <p>Unless specifically stated all material resulting from demolition to be removed from site.</p> <p>Material to be used for hardcore only after approval from Structural Engineer</p> <p>Allow for all necessary measures to keep the existing site secure against intruders at all times. All demolition works to be carried out in strict accordance with BS: 6187:2011 code of practice.</p>	
4.3	SITE PREPARATION AND EXCAVATION	
	<p>All vegetation and existing structure to be removed from area of proposed work as indicated on the drawings to</p> <p>Provide protective newt exclusion fencing adjacent to the Pavilion in accordance with the Protected species mitigation report, June 2022</p>	

	<p>Protective measures including protective fencing to be kept in place during the entire course of development.</p> <p>Form excavations and reduced levels as necessary for the formation of the following:</p> <ul style="list-style-type: none"> – Foundations to widths and depths to Structural Engineer’s details; – Ground floor construction to Structural Engineer’s details; – Foul and surface water drains to Civil Engineer’s details; – Soakaways and manholes; – External gravelled, patio areas; <p>Caution and any necessary remedial measures to be undertaken during excavations and construction to prevent damage to existing services during the construction period.</p> <p>Allow for backfilling all drainage trenches finishing with 300mm topsoil in playing areas.</p> <p>Include for adjusting levels to form consistent paving and ground levels adjacent to the building as indicated on the drawings.</p> <p>The contractor is to allow to strip off and put to one side, in a position to be agreed with the Architect/ Employer, all top-soil for re-use.</p> <p>All redundant excavated material to be removed from site.</p>	
4.4	FOUNDATIONS	
	<p>Notwithstanding the representations on the drawings, the foundations are to comply with the Building Regulations and are to Local Authority Approval to suit ground conditions encountered. All foundation excavations are to be inspected and approved by Building Control Officer before work proceeds.</p> <p>Form trench fill foundations under all external and internal walls where indicated on Structural Engineer’s details.</p> <p>Foundations to Structural Engineer’s specification and design.</p>	
4.5	DRAINAGE	
	<p>Note: Refer to Civil Engineer’s drawings and details referenced in the Document Issue Sheet</p> <p>Below ground foul water drainage (external) Allow for the supply and install of new foul water drainage to CP301, as detailed and designed by Civil Engineer, including:</p> <ul style="list-style-type: none"> – 100mm uPVC drains laid and connected to new and existing manholes as indicated; – Preformed Osma uPVC inspection chambers as indicated; 	

	<ul style="list-style-type: none"> - Drains to be laid at a minimum of 1:80 falls and surrounded in pea shingle; - Concrete bridging lintels provided where drains pass through the walls of the building; - Modification of existing inspection chambers to accommodate new drainage connections; - Drain to be protected by 100mm concrete encasement where it passes under new building. <p>All foul water drainage to be laid in accordance with manufacturer's recommendations and to the Local Authority's satisfaction.</p> <p>Surface water drainage (pathway/patio's) Pathways/patios to comprise hard surfacing area to be laid to fall away from the building.</p> <p>Surface water drainage (roof areas) Allow to supply and lay surface water drainage system as detailed and designed by Civil Engineer to include:</p> <ul style="list-style-type: none"> - 100mm uPVC drains laid at min. 1 in 80 falls and surrounded in pea shingle, as indicated on drawings; - Rodding eyes where indicated; - Preformed Osma uPVC surface water inspection chambers as indicated; - Soakaways as indicated. <p>All surface water drainage installed in accordance with manufacturer's instructions and to Local Authority Approval.</p>	
4.6	BELOW (DPC) GROUND MASONRY	
	<p>General Build up off the foundations the following in 1:3 cement:sand mortar:</p> <ul style="list-style-type: none"> - 215mm class A dense concrete blockwork to outer skin with min 4 courses frost resistant brickwork to DPC level (min 150mm above external ground level). <p>Blockwork below ground to achieve minimum 7N/mm² strength.</p> <p>EXISTING FLOOR VENTILATION Existing floor ventilation to be inspected and confirmed as clear. All existing air vents to be extended and ducted under the new rear concrete slab to new external walls and finished with 215 x 65mm air bricks to make provision for free air circulation within the underfloor void space. Colour to match external brickwork. Internal substructure walls are to maintain cross ventilation of sub-floor void. All to L.A. approval.</p> <p>New internal single skin load bearing masonry walls below DPC: Build up class A dense concrete blockwork or blocks laid flat (100mm or 140mm) as indicated on Structural Engineer's drawings, to DPC level in 1:3 cement:sand mortar.</p>	

	Build in precast concrete lintels to suit width of wall where drains and services pass through walls where applicable.	
4.7	GROUND FLOOR	
	<p>Note; Refer to Architects floor plan and section drawing no's W11 and W13 aswell as Structural Engineer's drawing no 22-079-100-C for location and specification of new slab.</p> <p>Where indicated on floor plan drawing existing suspended timber floor to be taken up and existing concrete slab broken up, levels reduced, and new concrete slab laid as described below. Proposed new level of concrete floor slab to be laid taking in to account floor finishes and ensuring that a level floor between existing and new floor level is achieved.</p> <p>Notwithstanding the representations on the drawings, the ground floor structure must comply with the Building Regulations and Local Authority Approval to suit ground conditions encountered. All excavations are to be inspected and approved by Building Control Officer before work proceeds.</p> <p>General note throughout: floor finish over to Employer's specification.</p> <p>Ground Floor Construction – u-value 0.17w/m2.k (min) P/A = 0.42 (Exposed Perimeter 19m/ Area 8m²)</p> <p>Lay 150mm minimum good clean crushed stone hardcore of maximum diameter 50mm over area of reduced level – existing slab broken up to be reused as hardcore subject to the approval of the building Inspector.</p> <p>Compact all hardcore with vibrating plate and finish with 50mm sand blinding.</p> <p>Supply and lay reinforced concrete slab to Structural Engineer's details.</p> <p>Overlay structural floor with 1200g polythene sheet DPM lapped + sealed joints turned up at floor perimeter up to floor level.</p> <p>Level the surface of the floor; it should be smooth and free of projections. Use a thin layer of sand blinding to ensure that the insulation boards are continuously supported.</p> <p>Lay one layer of 100mm Celotex XR4000 insulation (or similar approved) over DPM and 30mm Celotex TB4000 insulation at perimeter of slab, level with screed. Install under floor heating in accordance with chosen manufacturer's requirements.</p> <p>Lay 75mm 1:3 sand /cement screed with floor finish over with a Sika Fibrepack additive to reduce cracking. All floor screed to be minimum 65mm in accordance with BS 8204.</p>	

	Allow for 20-25mm thickness for floor finishes.	
4.8	EXTERNAL WALLS	
	<p>As indicated on elevational drawings;</p> <p>External Finish- Render</p> <p>Through colour render system to specialist details depth/thickness of render T.B.C over</p> <p>External cavity walls constructed off Hyload DPC at minimum 150mm above ground level with outer leaf of 100mm concrete backing block</p> <p>Lay Ruberoid Hyload Permabit DPC forming a cavity tray with weep holes lapped with DPM with 50mm Butyl tape within lap and 100mm girth tape overlap in accordance with manufacturer`s instructions.</p> <p>On Ruberoid Hyload Permabit DPC build up INNER SKIN with 100mm Inner leaf to be 100mm Fenlite Blockwork (7,3N/mm²)(0.45 W/mk)(1350kg/m³) or similar approved blockwork.</p> <p>Mortar to be 1:1:6 cement:lime:sand gauged mortar with uniform joints.</p> <p>Internal faces of blockwork to be finished with 13mm sand & cement render with 2mm thick Thistle Multi-Finish skim coat.</p> <p>External 100mm cavity walls to be insulated during construction by NEAR FULL FILLING the cavities with 90mm KOOLTHERM K106 (Polypropylene fleece (grey facing) to face outward.) Ensure 10mm Residual Airspace in accordance with manufacturer`s instructions. U-VALUE = 0.22W/m²K (KINGSPAN INSULATION LTD)</p> <p>External cavity wall tied together using approved stainless steel vertical twist type ties at max 750mm centres horizontally and 450mm centres vertically, staggered 225mm adjacent to structural opening, refer to S/E drawings for details.</p> <p>New external walls are to be tied into existing brick walls with Staifix Universal Wall Starter System.</p> <p>Cavities to be closed at openings against insulated dpc with minimum thermal resistance path of 0.45m²K/W</p> <p>NOTE: provide vertical expansion joints in external walls in accordance with structural engineer`s drawings. (Filler + Sealant ; 6m centre and 3m of corners)</p> <p>External Finish Timber Boarding: Existing blockwork walls to be Externally Insulated.</p>	

	<p>Supply and fix 200mm Horizontal Timber weather boarding (lapped)(to employers approval) over breather membrane on 38x50mm vertical tanalised battens @ 600mm over 2 layers of SuperQuilt Multi Foil Insulation (YBS Insulation Ltd) with 50x50mm tanalised battens between layers on 38x50mm horizontal tanalised counter battens @ 600mm c/c plugged and screwed to existing blockwork through strips of DPC. Boards to be fixed in accordance with manufacturer’s details U-VALUE = 0.18W/m2K (YBS Insulation Ltd)</p> <p>External Finish Timber Boarding: Existing Timber Frame walls to be Insulated between and internally. Supply and fix 200mm Horizontal Timber weather boarding (lapped)(to employers approval) over YBS BreatherFoil (multifoil insulated breather membrane) over 9mm sheathing board over existing timber frame. Supply and fix 70mm Mineral wool insulation (0.035W/mK) between existing timber frame studs. Supply and Fix 12.5mm plasterboard on 38x50mm tanalised battens @ 600mm fixed through 1 layer of SuperQuilt Multi Foil Insulation (YBS Insulation Ltd) to existing timber frame studs. U-VALUE = 0.18W/m2K (YBS Insulation Ltd)</p> <p>Build in windows and door with insulated steel lintels in accordance with Structural Engineer’s details. Size of lintels to manufacturers’ recommendations for spans indicated.</p> <p>Internally provide min 25mm insulated plaster board liner to all revels at door and window junctions to prevent cold bridging</p> <p>Externally Provide 20mm lining boards to form abutment for weatherboards at door and window junctions.</p> <p>New external walls are to be tied into existing brick walls with Staifix Universal Wall Starter System.</p> <p>Bed on 100x75mm pressure impregnated wall plates and secure to top of internal blockwork with 1200x30x4mm galvanised straps at 1000mm centres.</p>	
4.9	AIR LEAKAGE (BARRIER LINE) PREVENTION STRATEGY	
	<p>The ‘barrier line’ is notionally identified as the plasterboard lining to the internal face of external enclosing walls extending vertically from ground floor level up to roof eaves level and/or ceiling level and continuing across the ceiling line.</p> <p>Critically, where the plasterboard meets window and external door components then these points are to be sealed with a flexible sealant. Similarly any penetration through the ‘barrier line’ eg: services, switches/sockets, lighting points etc. are to fully sealed.</p>	
4.10	INTERNAL WALLS AND PARTITIONS	

	<p>Internal load bearing masonry walls above DPC: On Ruberoid Hyload Permabit DPC, steel beams and ground floor walls below build up 1no skin of 100mm or 140mm Fenlite Blockwork (7,3N/mm²)(0.45 W/mk)(1350kg/m³) (Strength in accordance with Structural Engineer's drawings) where indicated in 1:1:6 mortar. Blockwork widths in accordance with Structural Engineer's details.</p> <p>Internal walls to be tied to external cavity blockwork walls.</p> <p>Internal blockwork to be finished with 12.5mm Gyproc Wallboard or 12.5mm Gyproc moisture resistant plasterboard on dabs with 2mm skim finish.</p> <p>Internal Studwork partitions: Provide and erect 75x50mm impregnated softwood partitioning where indicated on drawings. Secure sole plate and head plate to floor and ceiling. Studs to be maximum 400mm centres. Provide central noggins between studs in staggered format.</p> <p>Provide 75mm Gyproc Isowool acoustic partition roll (1200) between studs installed to manufacturer's instructions. Acoustic insulation to achieve minimum mass per unit 10kg/m³ to comply with Part E current building regulations.</p> <p>Supply and fix 12.5mm Gyproc moisture resistant plasterboard to wcs and showers on both sides of studwork partitions with plaster skim finish.</p> <p>Supply and fix 12.5mm Gyproc Wallboard plasterboard to all other areas, to both sides of studwork partitions with plaster skim finish.</p> <p>Plasterboard to achieve minimum mass per unit 10kg/m² to comply with Part E current building regulations.</p> <p>Provide 38x38mm softwood cradle framing around SVP's and in 12.5mm Gyproc Soundbloc MR moisture resistant plasterboard with plaster skim finish.</p> <p>Soil stacks are to be wrapped with 25mm foil faced mineral wool, note mineral wool to achieve minimum mass per unit 10kg/m³.</p>	
4.11	STRUCTURE	
	<p>Note: Refer to Structural Engineer's drawing no's 22-079-100 -C and structural calcs.</p> <p>In positions indicated, build in structural timber in accordance with Structural Engineer's details.</p> <p>All fabricators details to be submitted to Structural Engineer for approval prior to manufacturing.</p>	
4.12	ROOF	

Note: To be read specifically in conjunction with Structural Engineer's detail drawings.

Existing Main Pitched Roof Construction (APPROX 38.5° pitch) & Single Storey Lean-to roof (1:80)/ (APPROX 13° pitch)

U-value 0.15W/m²k

Existing Felt finish to be carefully removed and discarded roof site.

SINGLE PLY MEMBRANE 'COLD ROOF' Armourplan by IKO or similar approved (Roof covering to be minimum designated Broof (T4) rating)
-over 18mm OSB board over on 38x25 soft wood battens over Hi Performance Proctor ROOFSHIELD breather membrane OR Klover Permo Air Open Roofing Membrane draped over existing rafters with minimum 25mm cavity
Membrane to be both air and vapour permeable or additional eaves and ridge ventilation is required in accordance with NHBC technical guidance.

Insulation to flat ceilings lay 1 layer of 100mm Knauf Loft Roll 40 between ceiling joists and 1 layers of 200mm Knauf Loft Roll 40 over ceiling joists (**300mm total**)

Provide 12.5mm foil-backed plasterboard to underside of rafters and ceiling collars with skim plaster finish.

Provide 12.5mm moisture resistant foil-backed plasterboard to underside of rafters and ceiling collars in wcs and showers. Provide 3mm skim plaster finish.

Ensure that minimum of 50mm free airspace is retained at junctions with scaled ceilings and wall insulation to allow for cross ventilation of roofspace.

All timber to be pressure impregnated.

All to manufacturer's details and roofing specialists details to ensure 25 year guarantee

FLAT ROOF CONSTRUCTION

SINGLE PLY MEMBRANE 'COLD ROOF' Armourplan by IKO or similar approved (Roof covering to be minimum designated Broof (T4) rating)
-over 18mm OSB board over minimum 25x50mm tapered furring pieces laid across and nailed to C24 flat roof joists @ 400 centres sizes to S.E. details. Existing joists to be inspected and replaced/ repaired as required

Timber firrings laid to fall to perimeter gutters(min fall 1:60)

Ensure that minimum of 50mm free airspace is retained to allow for cross ventilation of batten/joists space above insulation .

	<p>150mm.KNAUF Insulation OMNIFIT SLAB Insulation between flat roof joists with Vapour Control Layer + 59.5mm (50+9.5mm) Knauf PIR Laminate insulated plasterboard with 3 mm skim finish to underside of joists</p> <p>Flat roof covering to be installed in accordance with BBA certificate 93/2932 e.g.18 mm thick P5 particle board or 18 mm thick orientated strand board(OSB3)</p> <p>All timber to be pressure impregnated.</p> <p>All to manufacturer’s details and roofing specialists details to ensure 25 year guarantee</p> <p>Note Insulation to existing ceiling over lounge bar area - lay 1 layer of 100mm Knauf Loft Roll 40 between ceiling joists and 1 layer of 200mm Knauf Loft Roll 40 over ceiling joists (300mm total)</p>	
<p>4.13</p>	<p>WINDOWS</p>	
	<p>Allow for Timber windows to employer’s approval to match general profile as indicated on elevation drawings. Note Tenderer to provide details of proposed supplier and detailed specification within the Tender return.</p> <p>Opening lights to be provided as indicated on elevations.</p> <p>Provide sealed double glazed units as indicated on drawing to achieve a minimum u-value of 1.4 W/m²k. All windows within 800mm of floor to be have toughened glass.</p> <p>Window supplier will provide a WER declaration in compliance with Requirement L1B to ensure a quality-assured process and supporting audit trail from calculating the performance of the new windows and doors through to installation as evidence of compliance.</p> <p>Standard trickle vents to top of frames in habitable rooms to satisfy background ventilation requirements, in accordance with the requirements of approved document F1</p> <p>All window and doors within 800mm of floor to be have toughened glass.</p> <p>All glazed panels situated within 300mm of a door opening and 1500mm above FFL are to be constructed with safety glazing complying with BS6206 1981.</p>	

	<p>Upon completion of installing windows and doors a manufacturer's comprehensive warranty will be provided.</p> <p>Windows to be supplied and installed by Approved Installer in accordance with the schedule and manufacturer's details.</p>	
4.14	EXTERNAL DOORS	
	<p>Allow for Timber doors to employer's approval to match general profile as indicated on elevation drawings. Note Tenderer to provide details of proposed supplier and detailed specification within the Tender return.</p> <p>External solid and glazed doors as indicated on elevations.</p> <p>Doors to be fully weatherstripped.</p> <p>Doors to be fitted with espagnolette lock and bolt with level threshold cills where indicated.</p> <p>Provide sealed double glazed units as indicated on drawing to achieve a minimum u-value of 1.4 W/m²k. All glazing within 800mm of floor to be have toughened glass.</p> <p>All glazing fitted within doors to be toughed safety glazing complying with BS6206 1981.</p> <p>Provide door stops or cabin hooks as required to external doors where required to prevent damage.</p> <p>All external doors to comply with Part Q current building regulations.</p>	
4.15	INTERNAL DOORS	
	<p>Allow for the provisional sum of £2,500.00 for the supply of solid panel and , glazed door as scheduled. Door finish to Employer's approval.</p> <p>All glazing fitted within doors to be toughed safety glazing complying with BS6206 1981.</p> <p>Allow for the hanging of all doors.</p> <p>Any glazed panels situated within 300mm of a door opening and 1500mm above FFL are to be constructed with safety glazing complying with BS6206 1981.</p>	
4.16	IRONMONGERY AND ANCILLARY FITTINGS	
	<p>Style of ironmongery to be approved by Employer and in line with manufacturers options.</p>	

	<p>Allow the provisional sum of £1,000 for the supply of ironmongery and furniture to all new internal doors.</p> <p>All ironmongery to be confirmed by the Employer prior to ordering.</p> <p>Allow for fixing of ironmongery to doors.</p> <p>Allow for the provisional sum of £500 for the supply and fixing of all toilet roll holders, doorstops, door hooks, coat hooks, mirrors and all other ancillary fittings as required by the Employer.</p>	
4.17	JOINERY	
	<p>General: Allow for the supply and fix the following joinery</p> <ul style="list-style-type: none"> - 32mm x width to suit openings linings to all doors scheduled; - 38x12mm door stops to all doors scheduled with linings and loft hatch openings; - 94x44mm door frame with 12mm rebate where scheduled; - 170x19mm MDF skirting boards with square edge arises; - 69x19mm MDF architrave with square edge arises; - 32mm primed MDF window boards with pencil round arises and extended 50mm beyond window reveal to new window openings; <p>Doors to be set out to achieve full architrave.</p> <p>Allow for sample of skirting boards and door architraves to be agreed by Employer prior to installation.</p> <p>Allow for boxing in of cisterns, pipework etc. in bathrooms, en-suites and cloak in Aqualine panel or similar approved moisture resistant boarding over 38x38mm timber carcassing as indicated on drawings.</p> <p>Allow for boxing in of electrical consumer unit with 19mm MDF including hinged access door.</p> <p>Allow the provisional sum of £2,500 for softwood timber benching to 3 dressing rooms and umpires/referees changing area and shelving to beer store and kitchen cup'd</p>	
4.18	PLASTERWORK	
	<p>Provide stainless steel Expamet angle beads or thin coat beads to all corners and stainless steel Expamet metal lath to all junctions of different materials.</p> <p>Allow for British Gypsum Wallboard TEN plasterboard or moisture resistant plasterboard pre-treated with ThistleBond-it in accordance with manufacturer's instructions.</p>	

	<p>All plasterboard to be finished with Thistle multi-finish plaster.</p> <p>Making Good Allow for all making good of plaster adjacent to existing surfaces.</p> <p>Where chasing or disturbing existing plastered walls, allow for re-skimming whole wall to suitable corner/junction</p>	
4.19	DECORATION	
	<p>Apply to all new plastered walls and ceilings, 1 no mist coat and 2 no full coats vinyl matt emulsion. Colour to be confirmed by Employer.</p> <p>Prime, stop and rub down all joinery and apply 2 no. undercoats and 1 no. satin coat.</p> <p>Apply metal primer, 2 no. undercoats and 1no. satin coat to all exposed pipework.</p> <p>All paint and varnish to be applied in accordance with manufacturer's instructions.</p> <p>All paint to be supplied by Dulux or similar approved supplier of quality paint. Colours to Employer's approval.</p> <p>WC and Dressing Rooms to be Dulux 'BATHROOM PLUS' range and applied in accordance with manufacturer's instructions</p> <p>Apply 1 coat of external wood primer and undercoat and 2 coats of exterior egg shell to all new external cladding and exposed softwood roof joinery (including fascia boards and rafter ends).</p> <p>Apply 2 coats exterior egg shell to all existing external cladding and exposed softwood roof joinery (including fascia boards and rafter ends).</p> <p>Colour to be approved</p> <p>Apply patination oil to all new leadwork immediately after installation.</p>	
4.20	FINISHES	
	<p>FLOORS <u>VINYL FLOORING</u></p> <p>Allow for the supply and laying of Heavy duty 4mm Vinyl Flooring 'Altro Atlas 40' or similar approved to all new and existing ground floors and wet areas, samples to be approved by Client prior to ordering. (fitting costs to be identified)</p>	

	<p>Subfloor preparation must comply with applicable National Standards and Building Codes for the installation of Resilient Flooring and in strict accordance with Manufacturer's installation guidelines.</p> <p>WALLS - Tiling</p> <p>Toilets/ Shower areas</p> <ul style="list-style-type: none"> • Rear of basins – min 300mm high splash back; • Showers – full height; • Urinals half height <p>Allow provisional sum of £40.00/m² for the supply only of wall tiling.</p> <p>Allow tiling to be fixed using flexible adhesive and using water based polyester admixture to grout in accordance with manufacturer's instructions.</p> <p>Allow for the supply and fix of tile trim to all exposed corners.</p> <p>Allow mastic and sealant as required for tiled junctions and fitting sanitaryware items.</p> <p>General; Allow for fitting all wall and floor finishes in accordance with manufacturer's details.</p>	£40/m ²
4.21	STATUTORY UTILITIES	
	<p>Existing Services to be extended as indicated and as follows;</p> <p>Gas supply to be re connected from the compound and trenched in to new plant room.</p> <p>Existing water supply to be re routed in to plant room and fitted with new stop tap.</p> <p>Existing fuse board currently in lounge as indicated to be relocated to plant room or in a position to be first agreed on site.</p> <p>Allow for all builder's work in connection with the installation of the above services.</p>	
4.22	PLUMBING AND HEATING	
	<p>Heating and hot water system to be designed and installed by Heating Engineer in accordance with all current Codes of Practice, British Standards and Domestic Building Services Compliance Guide 2010 for fixed building services and to include the following:</p>	

- All heating and domestic services to be concealed in floor or walls where possible.
- New Worcester 8000 Life 30KW Gas Boiler to manufacturer's recommendations and details.
- Megaflow HE or similar approved pressurised hot water cylinder tank(s) (sized to specialist's details) located in plant room cylinder cupboard;
- Pipework where exposed – to be chrome;
- Digital room thermostats to be generally located in the ground floor plant room. 7 day digital heating / hot water programmer to be positioned in plant room.
- Hot pipework connecting to any hot water storage vessels should be insulated for at least 1metre from the point of connection.
- Temperature relief valves should be located directly on the storage vessel such that the water stored should not exceed 100C;
- Wholesome water supply to be provided;
- Where hot and cold taps are provided on a sanitary appliance, the hot tap should be on the left;
- All hot water pipes including flow return and expansion pipes to be insulated with 15mm insulation within 1 metre of tank.

Gas services shall comply with relevant codes and standards to ensure safe and satisfactory operation. Service pipework up to and including the emergency control valve and meter should be in accordance with the requirements of the gas transporter, gas supplier and primary meter owner. Installation pipework and appliances should meet with relevant standards and codes including those published by Institution of Gas Engineers and Managers (IGEM) or the Council for Registered Gas Installers (CORGI).

Test the whole of the gas installations and leave in good working order and a CORGI Gas Safety Inspection Certificate (Form CP12) shall be provided to the Employer

All heating and hot water systems need to be fully commissioned to ensure maximum efficiency. Commissioning operative must provide a certificate of confirmation to the Building Inspector and Employer with clear concise operating instructions left with the Employer.

Contractor's plumbing installation to be in accordance with all current Codes of Practice, British Standards and Domestic Building Services Compliance Guide 2010 for fixed building services and to install pressurised domestic hot and cold water supplies, including the following:

- Cold water supplies to sinks, dishwasher, basins, showers and 2no external taps (positions to be agreed);
- Mains water feed to sink, basins WC's and external taps;
- Overflow pipes to all WC's.
- Hot water supplies to sinks, basins and showers.
- 2 external taps

Supply and install in positions indicated.

	<ul style="list-style-type: none"> - 110mm upvc soil vent pipes in positions indicated, with proprietary ventilating roof tile terminal at roof level; - Pipes above last connection to be fitted with approved ventilation outlet to be taken up to external air, terminating min. 900mm above any opening light; - 100mm dia. (max 6m length) soil connections to WC; - 40mm dia. (max 3m length) waste connections to basin and dishwasher; - 40mm dia (max 3m length) waste connections to shower; - 75mm deep seal traps; - Anti-syphon traps where pipe runs are in excess of Building Regulation requirements. <p>All internal waste pipes to be white upvc and fixed to manufacturer's recommendations.</p> <p>All waste pipes to be within floor or boxed in where indicated.</p>	
4.23	VENTILATION	
	<p>Rapid ventilation provided by opening windows with minimum provision of 1/20th floor area.</p> <p>Standard trickle vents to top of frames to provide Background ventilation of 8000mm² and 5% of room area as opening light to rooms.</p> <p>All trickle ventilators are to be marked with either permanent or temporary markings to show the equivalent free area of ventilation so that it can be checked by Building Control upon completion of the works.</p> <p>Supply and fix mechanical extract fans where indicated as follows:</p> <p>Toilets mechanical ventilation with extract rate of 30L/sec minimum. In internal bathrooms fans to be linked to light switch with 15 min overrun. Extracts to have 15-minute over-run operation from the light switch.</p>	
4.24	SANITARYWARE	
	<p>Allow provisional sum of £5,000.00 for the supply of all sanitaryware (including wetroom tray and wastes x 3) including related furniture and fittings.</p> <p>Allow for fitting of all sanitaryware in positions indicated in accordance with manufacturer's instructions.</p> <p>All sanitaryware to be fitted in full accordance with manufacturer's instructions.</p> <p>All sanitaryware to be specified by Employer prior to ordering.</p> <p>Allow for providing access panel in boxing to access cistern.</p>	

	<p>All connections to sanitaryware must be carried out by certified and approved professional in accordance with all current Codes of Practice and British Standards.</p>	
<p>4.25</p>	<p>ELECTRICAL</p>	
	<p>All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (IEE Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of the works.</p> <p>Lighting and power positions to be agreed on site – allow to supply (unless otherwise indicated) and wire to the following quantity;</p> <p>14 DSO's; 26 Low Energy Downlighters; 14 switch points; 6 External lights (for supply see Prov Sums);</p> <p>Allow works as necessary to supply and wire new RCCB consumer unit in position to be agreed on site but notionally Dressing 3. Ensure electrical supply is sufficient for extended facilities.</p> <p>Supply, fix and wire to all electrical points, complete with protective sheathing, socket/light boxes and pendant drops to current IEE regulations.</p> <p>Light switches and sockets including telephone positions to be min 450mm and max 1200mm above finished floor level.</p> <p>Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.</p> <p>Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings.</p> <p>For the supply only of light fittings see provisional sums.</p> <p>Electrical sockets and switches to be MK or Crabtree or similar approved. Allow for a sample of sockets and switches for Employer and Architect`s approval prior to ordering.</p> <p>Allow for a sample of sockets, switches and lighting for Employer and Architect`s approval prior to ordering.</p> <p>Fire Detection System</p>	

	<p>Allow for all builders work, general attendance overheads & profit for the supply and installation in accordance with all current Codes of Practice a fire detection system as specified by specialist sub-contractor.</p> <p>Fire detection in accordance with BS 5839-1:2017</p> <p>Emergency Lighting in accordance with BS 5266 Existing system extended and whole system reviewed and brought up to standard of above code as required to ensure compliance of whole building. ESCAPE LIGHTING system to be continued across new extension.</p> <p>As indicated on the drawings, smoke detector/s are to be provided as indicated with fixed heat detector/s located on kitchen ceiling. All smoke detector/s to be located within 7.5m of habitable rooms, with at least one per floor. Items to be permanently wired to a separately fused circuit on the distribution boards and with battery backup.</p> <p>Mains-powered Type A Carbon monoxide alarm to be installed in position indicated to comply with BS EN 50291:2001 carbon monoxide alarms and located in the same room as the appliance: on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance.</p> <p>All detectors to be linked together to provide adequate protection of property and occupants.</p> <p>General Allow for all builders work in connection with the electrical installation.</p> <p>Allow for overheads and profits for the electrical installation.</p> <p>All electrical work is to meet current requirements of Approved Document P (electrical safety) and be designed, installed, inspected and tested by a competent person. Prior to completion of the works the Local Authority must be informed that an electrical certificate has been issued by a competent person in accordance with BS 7671:2001.</p>	
4.26	RAINWATER GOODS	
	<p>Supply and fit Marley Deepflow or similar approved) 150mm half round gutters fixed to rafters with 76mm dia circular pipes, rainwater hoppers, gutter guards and downpipe balloons all finished in black to Employer approval.</p> <p>Note – allow to renew existing guttering along front and side elevations to match new.</p>	
4.27	EXTERNAL WORKS	

<p>Refer to Architects Site Plan drawing no W10 and Civil Engineer's drawing no C-0402-P01(S2) Car Park details;</p> <p>Paved Areas Reduce ground level to a depth of 200mm beneath top of paving level. Compact the area with a vibrating plate compactor and the dig out any soft spots, filling them with the sub-base material.</p> <p>Lay minimum of 100mm granular sub-base Type 1 within the edge restrains and compact firmly with plate vibrator. It is important that the sub-base is firm with no voids.</p> <p>Lay slightly damp sand to a depth of 50mm over the sub-base, compact it with the plate vibrator and spread a further 15mm of sharp sand over the area as a loose screed.</p> <p>Lay paving slabs on the prepared sand bed.</p> <p>Point up slabs in 1:3 cement:sand mortar.</p> <p>Ensure a fall of 1:60 away from pavilion and towards channel drains providing below ground surface water drainage.</p> <p>External paving to be to Employer's approval prior to ordering.</p> <p>Allow the provisional sum of £30.00/m² for the supply only of paving slabs – client choice to be confirmed.</p> <p>Area of new terracing to be based on 80m² but subject to remeasuring on completion</p> <p>Existing hedge to front of compound to be grubbed up and discarded.</p> <p>Allow to form new unbound gravel turning head and parking area as noted on site plan drawing in accordance with Infrastruct CS detail shown on drawing no M2-C0402-P01(S2) Car park details.</p> <p>Allow to erect a new 1.8m high close boarded fence along new line of compound boundary and reinstatement of existing gate in position shown on site plan drawing.</p>	<p>£30.00/m²</p>
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Contingency & Provisional Sums

5.1 Contingencies

Allow the provisional sum of £12,500.00 to be expended in whole or part at the discretion of the Architect and Employer. **£12,500.00**

Allow for the provisional sum of £5,000 for any unforeseen works in the ground **£5,000.00**

Allow for the provisional sum of £7,500 for the supply and installation of the new kitchen fittings and appliances and bar servery. **£7,500.00**

5.2 Provisional Sums

A (4.15) Allow for the provisional sum of £2,500.00 for the supply of internal doors. **£2,500.00**

B (4.16) Allow the provisional sum of £1,000.00 for the supply of ironmongery and furniture to all new internal doors. **£1,000.00**

C (4.16) Allow for the provisional sum of £500.00 for the supply and fixing of all toilet roll holders, doorstops, door hooks, coat hooks, mirrors and all other ancillary fittings as required by the Employer **£500.00**

D(4.17) Allow for the provisional sum of £2,500.00 for timber benching to all dressing areas and shelving in beer store and kitchen cup'd **£2,500.00**

D(4.24) Allow provisional sum of £5,000.00 for the supply of all sanitaryware including related furniture and fittings. **£7,500.00**

E (4.25) Allow the provisional sum of £500.00 for the supply only of external light fittings. **£500.00**