

SPECIFICATION

for

PROPOSED PUBLIC TOILET ALTERATIONS

at

SNOW HILL, NANTWICH

for

NANTWICH TOWN COUNCIL

**BOWER EDLESTON**  
ARCHITECTS

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## **PART 1**

### **Contract Conditions and Preambles**

**SCOPE:** These conditions are supplementary to any stated in the invitation to tender on the Form of Tender.

**PERIOD OF VALIDITY:** The fixed price tender must remain open for acceptance for not less than 60 days from the date fixed for the submission of tenders. Information on the date for possession/commencement is given in Section A12.

**QUALITY AND QUANTITY OF WORK:** The priced Specification and Drawings must not be regarded as a complete statement of everything included in the Contract. The tender must include for all work shown or described on the Contract Documents as a whole or apparent as being necessary for the complete and proper execution of the works.

**ALTERATIONS AND QUALIFICATIONS** to tender documents must not be made without the written consent of the Architect.

### **THE PARTIES/SITE/SCOPE OF WORK**

#### **EMPLOYER**

NANTWICH TOWN COUNCIL

CIVIC HALL

4 MARKET STREET

NANTWICH

CHESHIRE

CW5 5DG.

Tel. No. 01270 628633

#### **ARCHITECT:**

BOWER EDLESTON ARCHITECTS

SWEETBRIAR HALL

65 HOSPITAL STREET,

NANTWICH

CW5 5RW

Tel. No. 01270 624129

CDM COORDINATOR:

T.B.C.

#### **ACCESS TO THE SITE:**

VEHICULAR ACCESS FROM SNOWHILL CARPARK.

#### **SITE VISIT:**

THE CONTRACTOR MUST, BEFORE TENDERING, ASCERTAIN THE NATURE OF THE SITE, EXISTING BUILDINGS AND ALL LOCAL CONDITIONS AND RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. PLEASE TELEPHONE THE EMPLOYER ON. 01270 619224 TO ARRANGE A SUITABLE TIME FOR YOUR VISIT.

ALLOW FOR MAKING GOOD ANY DAMAGE TO ADJOINING AREAS DUE TO THE CARRYING OUT OF THE WORKS.

## **DOCUMENTATION**

### **Form of Contract**

#### **MINOR WORKS AGREEMENT 2011:**

The form of the Contract will be the JCT Minor Works Building Contract 2011. Allow for the obligations, liabilities and services described therein against the headings set out below.

Recitals 1, 2, 3, 4 & 5

Recitals 2 and 3: The reference to Work Schedules will be deleted.

Recital 5: CDM Regulations: The Project is Notifiable.

Articles 1, 2, 3, 4, 5, 6, 7 & 8.

Article 6: Nominator of Adjudicator to be President of the RIBA.

Article 7: Article 7 and Schedule 1 applies.

#### **THE CONDITIONS**

- 1.0 Definitions and Interpretation.
- 2.0 Carrying out the Works.
- 2.2 Anticipated Contract Start Date : Autumn 2022  
Anticipated Completion Date : To Be Agreed
- 2.8 Liquidated Damages : £450 per week
- 2.10 Rectification Period : 6 Months
- 3.0 Control of the Works
- 4.0 Payment: Monthly
- 4.3 Retention Percentage : 5%
- 4.5 Penultimate Certificate Percentage : 97.5%
- 4.8.1 Period of supply of documents for computation of final certificate: 3 months
- 5.0 Injury, Damage and Insurance
- 5.3.2 Contractor's Insurance Cover: £10,000,000
- 5.4 Clause 5.4b will apply: Clauses 5.4a & 5.4C will be deleted.
- 6.0 Termination
- 7.0 Settlement of Disputes

**PC & PROVISIONAL SUMS**

Please include the following sums in your tender

Please allow for profit and attendance

PC Sum for supply and fitting of structural steel etc. to Structural Engineers later details.	<b>£500.00</b>
PC sum for replacement/treatment of roof structure affected by water ingress. Allow for new fascia's, soffits and verge boards in the measured works.	<b>£2000.00</b>
PC sum for CCTV survey	<b>£400.00</b>
PC sum for lighting and power installation including solar PV and battery	<b><u>£14,000.00</u></b>
<b><u>TOTAL</u></b>	<b>£16,900.00</b>
Profit and attendance	<b>£</b>
General Contingencies	<b><u>£3,000.00</u></b>
<b><u>TOTAL</u>.....</b>	<b>£</b>

## **DRAWINGS**

INSPECTION: Drawings and other documents relating to the Contract may be seen by appointment at the office of Bower Edleston Architects.

EXTRA COPIES: Two copies of drawings (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Extra copies will be issued on request but will be charged to the Contractor.

DIMENSIONS: Do not scale from drawings. Obtain from Architect any dimensions required but not given in figures on the drawings not calculable from figures on the drawings.

SUB-CONTRACTORS/SUPPLIES DRAWINGS: Obtain all installation, shop and builder's work drawings, check, submit to Architect and ensure that amendments are made in accordance with any comments of the Architect.

## **SPECIFICATION/PREAMBLES/SCHEDULE OF WORK**

DEFINITIONS given in the preliminaries and specification apply to terms, derived terms and synonyms in all documents. Near synonymous terms to be interpreted in the light of definitions.

CROSS-REFERENCES: Where specification section numbers of type of work numbers are given on drawings/bills of quantities/schedule of work:

1. They are intended to help define the part or parts of the specification which apply to particular kinds of work or parts of Works.
2. If the references are to specific clauses or kinds or types of work within a section of the specification, they must be taken as applying to the section as a whole, including all other relevant information.
3. The references must not be taken as excluding other relevant information and requirements stated in other parts or sections of the specification: the specification as a whole must be taken as applying to the works as a whole.

IN WRITING: When required to inform, instruct, agree, confirm, obtain approval or obtain instruction do so in writing.

APPROVAL (and words derived there from) means the approval in writing of the Architect unless specified otherwise.

## **STATUTORY/GENERAL OBLIGATIONS**

### **GENERALLY**

SAFETY, HEALTH AND WELFARE: Allow for complying with enactments regulations and working rules relating to safety, health and welfare of work people.

Carry out the works without undue inconvenience and nuisance and without danger to occupants and users.

### **PROTECTION AGAINST THE FOLLOWING:**

NOISE: Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by the manufacturers of the compressors, tools or vehicles.

NUISANCE: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish and other causes.

### **PROTECT THE FOLLOWING:**

PUBLIC AND PRIVATE SERVICES: Notify all services authorities of proposed Works not less than one week before commencing site operations.

PUBLIC AND PRIVATE SERVICES: Adequately protect, uphold, maintain and prevent damage to all services. Do not interfere with their operation without consent of the service authorities or private owners or the Architect as appropriate.

PUBLIC AND PRIVATE SERVICES: If any damage results from the execution of the Works, immediately:

1. Notify Architect and appropriate service authority
2. Make arrangements for the work to be made good without delay to the satisfaction of the service authorities or private owners as appropriate.

EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, including the trees, which are to remain in position during the execution of the Works.

EXISTING PROPERTY: Prevent damage to existing property and contents undergoing alteration or extension.

STRUCTURAL FABRIC: Provide and maintain during the execution of the Works all shoring, strutting, needling and other supports as may be necessary to preserve the stability of the buildings, whether new or existing, on the site or adjoining, that may be endangered or affected by the Works.

## **MANAGEMENT/ADMINISTRATION PROCEDURES**

### **GENERALLY**

**SUPERVISION:** Accept responsibility for co-ordination, supervision and administration of the Works, include all sub-contractors. Arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker and obtain and supply information as necessary for co-ordination of the work.

**INSURANCES:** Before starting work on site, submit to the Employer (through the Architect) documentary evidence and/or policies and receipts for insurances which are required to be taken out by the Contractor.

**INSURANCE CLAIMS:** If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer (through the Architect) and the Insurers. Indemnify the Employer against any loss, which may be caused by the Contractor's failure to give such notice.

### **PROGRAMME/PROGRESS**

**PROGRAMME:** As soon as possible and before starting work on site prepare in an approved form, a programme for the Works, which should make allowance for all:

1. sub-contractor's work, including the completion of drawings etc.
  2. work resulting from instructions issued in regard to the expenditure of provisional sums
  3. other work concurrent with the Contract.
- Where the Contractor finds it impossible to assess the time implications for any provisional item and excludes it from his programme, he must confirm this when submitting the programme.

Submit 3 copies to the Architect and keep one copy on site.

**COMMENCEMENT OF WORK:** Inform the Architect at least 21 working days before the proposed date for commencement of work on site.

**MONITORING:** Record progress on a copy of the programme kept on site. Update or re-draft without delay if any circumstances arise, which affect the progress of the Works and submit copies of all revisions to the Architect.

**NOTICE OF COMPLETION:** Give Architect at least 4 weeks notice of the anticipated dates of the practical completion of the whole or parts of the Works.

### **RECORDS/MEASUREMENTS/VALUATIONS**

**MEASUREMENTS:** Give reasonable notice to the Architect before covering up work which the Architect requires to be measured.

**DAYWORK VOUCHERS:** Before being delivered to the Architect for verification, each voucher must be:

1. referred to the instruction under which the work is authorised and
2. signed by the Site Agent as evidence that the workmen's names, the time spent by each, the plant and materials shown are correct.

Give reasonable notice to the Architect of the commencement of any work for which daywork vouchers are to be submitted.

**COVERING UP:** Give not less than one working day's notice to the Architect before covering up concrete foundations, completed drains or damp-proof courses.

### **RESOURCES/TEMPORARY WORKS AND SERVICES**

#### **GENERALLY**

**LOCATIONS:** Inform Architect of the intended siting of all spoil heaps, temporary works and services.

**MAINTAIN,** alter, adapt and move temporary works and services as necessary. Clear away when no longer required and make good.

**ATTENDANCE:** Provision of temporary works and services for nominated sub-contractors, public bodies and others will be limited to items included in general and other attendance as specified elsewhere.

#### **TEMPORARY WORKS**

**ROADS:** Provide as necessary all temporary roads, tracks, crossings and hardstanding required for use by main contractor, sub-contractors, suppliers and public bodies.

**TEMPORARY OPENING FOR ACCESS:** Obtain approval of proposals before starting work.

**ACCOMMODATION:** Provide as necessary temporary sheds, offices, mess rooms, sanitary accommodation and other temporary buildings required for your own and domestic sub-contractors' use.

PROTECTION: Provide temporary fencing, hoardings, screens, fans, planking footways, guard rails, gantries and the like as may be necessary for protecting the public and others, for the proper execution of the Works and for meeting the requirements of any Local or other Authority.

SCAFFOLDING: Provide as necessary for the execution of the Works. Ensure that standing scaffolding is erected early enough and/or dismantled late enough to suit the programmes of nominated sub-contractors.

#### **TEMPORARY SERVICES**

WATER: Providing clean, fresh water for the Works and make temporary arrangements for storing and distributing about the site.

METER READINGS: Where charges for services supplied need to be apportioned ensure that meter readings are taken by relevant authority at possession and/or completion as appropriate. Ensure that copies of readings are supplied to interested parties.

#### **THE WORKS GENERALLY**

##### **GENERALLY**

GOOD PRACTICE: Where and to the extent that materials products and workmanship are not fully specified they are to be:

1. Suitable for the purposes of the Works stated in or reasonably to be inferred from the Contract Documents and
2. in accordance with good building practice, including the relevant provisions of current BSI documents.

MANUFACTURER'S RECOMMENDATIONS:

1. Handle, store, prepare and use or fix each product in accordance with manufacturer's printed or written recommendations/instructions. Inform Architect if these conflict with any other specified requirements.
2. The recommendations/instructions are those which are current ten working days before the date of tender. If they change between tender and construction, inform the Architect and obtain instructions before ordering materials or starting work.
3. Submit copies to Architect when requested.

REFERENCES TO BSI DOCUMENTS are to the versions and amendments listed in the current British Standards Yearbook.

WORKMANSHIP to be carried out by or under the close supervision of experienced tradesmen, skilled in the particular type of work.

SERVICE RUNS: Make adequate provision for services, including unobstructed routes and fixings. Wherever possible ducts, chases and holes to be formed during construction rather than cut.

CUTTING FOR SERVICES to be minimum necessary. Obtain prior approval of sizes and locations.

CONCEALED SERVICES: To facilitate location for maintenance and repair, positions of concealed service runs to be clearly marked in unobtrusive locations to approval.

#### **PRODUCTS/MATERIALS GENERALLY**

PRODUCTS TO BE NEW unless otherwise specified. Ensure that the whole quantity of each product and material required to complete the work is of consistent kind, size, quality and overall appearance. Handle, store and fix products with care to ensure that they are not damaged when incorporated into the works.

OR EQUIVALENT APPROVED means that products of different manufacture may be substituted if prior approval has been obtained but the Architect reserves the right to insist on the name product(s). The rates or prices will be held to be based on the product(s) specified unless agreed otherwise.

PROPRIETARY NAMES: The phrase 'or equivalent approved' is to be deemed included whenever products are specified by proprietary name.

SINGLE SOURCES: Where a choice of manufacturer or source of supply is allowed for any particular product or material, the whole quantity required to complete the work must be of the same type, manufacture and/or source. Do not change without approval. Produce written evidence of sources of supply when requested by the Architect.

SIZES: Unless otherwise stated, products are specified by their co-ordination of sizes.

#### **ACCURACY/SETTING OUT**

APPEARANCE AND FIT:

1. Arrange the setting out, erection juxta-position of components and

application of finishes (working within the practical limits of the design and the specification) to ensure that there is satisfactory fit at junctions and that the finished work has a well aligned, true and regular appearance.

2. Wherever satisfactory, accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve/obtain approval of proposals or of the appearance of the relevant aspect of the partially finished work as early as possible.

SETTING OUT: Check the levels and dimensions of the site against those shown on the drawings and record the results on a copy of the drawings. Notify Architect, in writing, of any discrepancies and obtain instructions before proceeding.

SETTING OUT: Inform the Architect when overall setting out is complete and before commencing construction.

#### **PROTECTION/CONDITION WORK, WORK/DRYING OUT**

SITE ADMINISTRATION AND SECURITY: Adequately safeguard the site, products, materials, plant, the Works and any existing buildings affected by the Work from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract and support as necessary. Prevent overloading.

INCLEMENT WEATHER: Use all reasonable and approved building aids and methods to prevent or minimise delays during cold and inclement weather.

INCLEMENT WEATHER: Adequately protect the Works from damage by inclement weather.

RUBBISH: Remove rubbish and debris from time to time and keep the site and Works clean and tidy.

DRYING OUT: Control the drying and humidity of the Works and the application of heat to prevent:

1. blistering and failure of adhesion
2. damage due to trapped moisture
3. excessive movement

#### **ALTERATIONS/EXTENSION/MAINTENANCE WORK**

DEFECTS IN EXISTING WORK to be reported to Architect without delay. Obtain instruction before proceeding with work which may:

1. cover up or otherwise hinder access to the defective construction or
2. be rendered abortive by the carrying out of remedial work.

TO MATCH EXISTING means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval and to additional specified requirements.

REMOVE means remove existing work so described and all associated accessories, fastening, linings and bedding materials, and cart away from site, without damaging adjacent work to be retained and make good. 'Form' or 'cut' openings etc. means remove as necessary.

REFIX means:

1. carefully remove existing work required to be re-fixed
2. remove fastenings and bedding materials from products/materials and clean and repair as necessary
3. set aside and adequately protect until required
4. re-locate accurately and fix securely using fixing and jointing materials and methods to match existing, or approved alternative and make good
5. comply with additional specified requirements.

MAKE GOOD means carry out local remedial work, including with following as appropriate and necessary to leave the work sound and neat to approval:

1. remove defective parts of existing finishes and components and around any stated features.
2. Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments.
3. Re-fix or re-stick.
4. Re-decorate

MAKE GOOD consequent upon alteration, extension and maintenance work is deemed to be included in such items.

RENEW means carefully remove existing work and replace:

1. with materials/products identical to those removed or approved substitutes.
2. using methods similar to those used in constructing the removed work or approved alternatives.
3. to meet additional specified requirements.

EXISTING FINISHES: the extent to which existing finishes are renewed must be agreed with the Architect before the work is started. Remove existing finishes in ways which will minimise the amount of removal and renewal.

FLOOR LEVELS: where new floor finishes are laid which raise existing floor levels, take off doors, cut to give adequate clearance and re-fix.

FIX ONLY means all labours in unloading, handling, storing and fixing in position, including use of plant.

SUPPLY AND FIX: unless stated otherwise all items given in the schedule of works and/or on the drawings are to be supplied and fixed complete.

#### **SAMPLES/APPROVALS/TESTING/INSPECTION**

SAMPLES: Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use materials until approval has been obtained. Retain approved samples on site for comparison with products and materials used in the Works. Remove when no longer required.

SAMPLES: Where specified of finished work are specified obtain approval of stated characteristic(s) before proceeding with the Works. Retain approved samples on site for comparison with the Works. Remove samples which are not part of the finished Works when no longer required.

APPROVALS: Inspection or any other action by Architect must not be taken as approval of materials, products or work unless the Architect so confirms in writing in express terms referring to:

1. date of inspection
2. part of the work inspected
3. respects or characteristics which are approved
4. extent or purpose of the approval
5. any associated conditions

#### **FIXINGS/FASTENINGS/ADHESIVE/MORTAR**

FIXING GENERALLY: use fixing and jointing methods and types and spacings of fastenings which are suitable having regard to:

1. nature and compatibility with product/material being fixed and fixed to
2. recommendations of manufacturers of fastenings and manufacturers of product material being fixed and fixed to
3. materials and loads to be supported
4. conditions expected in use
5. appearance, this being subject to approval

FASTENINGS for material and components forming part of external construction to be of corrosion-resistant materials or have a corrosion-resistant finish.

FASTENINGS for materials and components:

1. forming part of external construction but not directly exposed to weather to be of corrosion-resistant material or have a corrosion-resistant finish.
2. directly exposed to the weather to be of corrosion-resistant material.

LENGTH OF FASTENINGS: as manufacturer's recommendations but otherwise:

1. nails to be not less than 25mm or 2.5 times thickness of member through which nails are being driven, whichever is the greater
2. screws to be not less than 12mm or twice thickness of member through which screws are being driven, whichever is the greater.
3. regardless of the specified minimum length, fastenings to be not longer than total thickness of members being jointed less 5mm.

PLUGGING: locate plugs accurately. Use proprietary plugs in accordance with manufacturer's recommendations. When plugging through applies finishes ensure that plugs and fastenings gave ample penetration into the masonry backing.

ADHESIVES:

1. Types recommended by manufacturer of product being fixed and fixed

to.

2. In the absence of such recommendations an adhesive recommended for the purpose by its manufacturer.

SAND FOR MORTAR: to BS 1200: LIME PUTTY FOR MORTAR: either of the following:

1. Ready prepared to BS 890
2. Prepared by adding hydrated lime powder to BS 890 to water until a mixture with a consistency of thick cream is obtained. Leave

undisturbed for not less than 16 hours before use. CEMENT FOR MORTAR: unless otherwise stated, to be ordinary or rapid hardening Portland cement or blast furnace cement. All cements must comply with the appropriate British Standard.

ADMIXTURES: do not use in mortar unless specified or approved. Do not use calcium chloride or any admixtures containing calcium chloride. Plasticiser, if specified, to be BS 4887.

WATER FOR MORTAR: clean and fresh, tested to BS 3148 is required.

MAKING MORTAR:

1. Measurable materials by volume using clean gauge boxes. Proportions of mixes are for dry sand: allow for bulking if sand is damp. Where a range is given (e.g. 5-6) use higher value for well-graded sand and lower value for coarse or uniformly fine sand.
2. Mix ingredients thoroughly to a consistency suitable for the work and free from lumps. Do not over mix mortars containing plasticisers.
3. Use mortar within about two hours of mixing at normal temperatures. Do not use after the initial set has taken place and do not retemper.
4. Keep plant and banker boards clean at all times.

#### **WORK AT COMPLETION/MAKING GOOD DEFECTS**

MAKE GOOD all damage consequent upon work.

REMOVE all temporary markings, covering and protective wrappings unless otherwise instructed.

CLEAN the Works thoroughly inside and out, removing all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of work.

CLEANING:

1. Cleaning materials and methods to be as recommended by manufacturer of products being cleaned.
2. In the absence of such recommendations cleaning materials and methods to be approved by Architect.

PAINTED SURFACES: Touch up minor faults in newly painted/repainted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks in junctions.

MOVING PARTS: Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances and controls.

SECURITY AT COMPLETION: leaving the work secure with all accesses locked. Account for and adequately label all keys and hand over to Employer with itemised schedule retaining duplicate schedule signed by Employer as receipt.

MAKING GOOD DEFECTS: Make arrangements with the Architect and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform Architect when remedial works to the various parts of the Works are completed.

## **PART 2**

### **1. GENERAL CONSTRUCTION SPECIFICATION**

CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT BUILDING REGULATIONS, BRITISH STANDARDS CODE OF PRACTICE, MANUFACTURERS WRITTEN INSTRUCTIONS, AGREEMENT CERTIFICATES AND ALL RELEVANT STATUTORY AUTHORITY REQUIREMENTS AS APPLICABLE.

### **2. DEMOLITION**

REMOVE EXISTING SANITARY WARE CAPPING OFF DRAIN CONNECTIONS AND TERMINATING WATER SUPPLIES BACK TO STOP TAP POSITION. ARRANGE WITH UNITED UTILITIES TO REPLACE THE STOP TAP IF NECESSARY.

REMOVE WASHROOM FITTINGS INCLUDING WC CUBICLES VANITY UNITS IPS SYSTEM SERVICES DUCTING AND ANY SUNDRY FITTINGS.

TAKE DOWN PLASTERBOARD CEILINGS ALLOWING SUPPORT FOR VENTILATION DUCTWORK ELECTRICS AND PIPED SERVICES ABOVE CEILING. DRAIN DOWN AND REMOVE COLD WATER STORAGE TANK.

ISOLATE MAIN ELECTRICITY SUPPLY AND STRIP OUT ALL EXISTING LIGHTING AND POWER SERVICES ARRANGE FOR ELECTRICIAN TO CHECK MAIN BOARD AND INCLUDE FOR ANY COSTS ASSOCIATED WITH WORKS TO THE MAIN DISTRIBUTION BOARD IN YOUR TENDER

TAKE DOWN MASONARY WALLS AS INDICATED ON DRAWINGS ALLOWING FOR ANY LINTELS REQUIRED OVER NEW OPENINGS FORMED IN STRUCTURAL WALLS. STRIP OUT INTERNAL DOORS SKIRTINGS AND ARCHITRAVES WITHIN THE WORKS AREA.

HACK OFF ALL WALLPLASTER TO BOTH INTERNAL AND EXTERNAL WALLS.

TAKE UP CERAMIC TILE FLOORS, INCLUDING UNDER-FLOOR HEATING SYSTEM REMOVE TILE SKIRTINGS ALLOW FOR MAKING GOOD CONCRETE FLOORS WHERE MASONARY WALLS HAVE BEEN REMOVED AND FLOORS HAVE BEEN TAKEN UP

### **3. REPAIRS TO EXISTING PLASTER WALLS**

ALLOW FOR HELI-BAR CRACK STITCHING REINFORCEMENT IN FAILED SECTIONS OF EXTERNAL PLASTER WALLS AS SHOWN ON DRAWINGS (CHECK ON SITE WHILST TENDERING) REBUILD WALLS IN MATCHING FACING BRICKWORK AND COPING BRICKWORK ALL WITH MATCHING MORTAR.

### **4. INSULATED DRY LINING TO EXISTING EXTERNAL WALLS**

TO BE KINGSPAN K118 INSULATED PLASTERBOARD 32.5MM THICKNESS FIXED TO SW TREATED BATTENS SIZE 38X25MM FIXED VERTICALLY AT 450MM HORIZONTAL CENTRES AND ISOLATED FROM WALL WITH 100MM WOOD STRIPS OF POLYMER DPC. FINISH WITH 3MM PLASTER SKIM. AND WALL TILING IN NEW WC COMPARTMENTS.

### **5. INTERNAL STUD WALLS PLANT ROOM AND CASH STORE**

TO HAVE A MIN THICKNESS OF SOFTWOOD STUDS OF 75mm AT 400mm CENTRES, FINISH BOTH SIDES WITH 12.5mm GYPROC WALL BOARD 10 (10KG/M2) AND 3MM PLASTER SKIM FINISH WITH 25mm OF ROCKWOOL ACOUSTIC SLAB BETWEEN STUDS WITH ALL JOINTS WELL SEALED.

### **6. INTERNAL STUD DIVIDING WALL UNISEX/DISABLED TOILET**

TO HAVE A MIN THICKNESS OF SOFTWOOD STUDS OF 75mm AT 400mm CENTRES, FINISH BOTH SIDES WITH 15 GYPROC SOUNDBLOCK BOARD 10 (10KG/M2) AND 3MM PLASTER SKIM FINISH WITH 25mm OF ROCKWOOL ACOUSTIC SLAB BETWEEN STUDS WITH ALL JOINTS WELL SEALED.

### **7. WORKS TO EXISTING FLOORS**

TAKE UP EXISTING CERAMIC FLOOR TILES. TAKE UP CONCRETE FLOOR LOCALLY TO LAY NEW DRAINS AS INDICATED ON DRAWINGS AND MAKE GOOD CONCRETE RECEIVE NOTE THE PRESENCE OF AN EXISTING ELECTRIC UNDERFLOOR HEATING SYSTEM. REPAIR MAJOR DEFECTS IN THE CONCRETE CAN BE REPAIRED USING ARDEX ARDURAPID A 45 RAPID DRYING AND HARDENING, SLUMP FREE MORTAR. ONCE REPAIRS ARE COMPLETE LEVEL FLOOR OVER EXISTING TILING USING ARDEX ARDITEX LATEX BASED SMOOTHING LEVELLING COMPOUND.

THE SURFACE OF THE SUB-FLOOR MUST BE CLEAN, SOUND AND FREE FROM DUST, PLASTER DROPPINGS, GREASE, PAINT, POLISH AND ANY WATER-SOFTENABLE OR LOOSELY ADHERED MATERIALS. ON ABSORBENT SURFACES IT MAY BE NECESSARY TO DAMP DOWN OR PRIME THE SURFACE USING THE ARDITEX LATEX LIQUID DILUTED 1 PART TO 4 PARTS WATER AND ALLOW TO DRY BEFORE APPLYING THE ARDITEX MORTAR. WHERE RISING DAMP IS PRESENT IT IS RECOMMENDED THAT AN ARDEX SURFACE DAMP PROOF MEMBRANE IS INCORPORATED INTO THE SUB-FLOOR CONSTRUCTION.

THE STANDARD MIX IS SUITABLE FOR APPLICATIONS FROM A FEATHER EDGE UP TO 12MM, HOWEVER FOR THICKNESSES ABOVE 8MM THE INCORPORATION OF UP TO AN EQUAL VOLUME OF 3MM SINGLE SIZED AGGREGATE WILL PROVE ECONOMIC. FOR THICKNESSES EXCEEDING 12MM AND UP TO 30MM AN EQUAL VOLUME OF A SUITABLE SIZE OF GRADED AGGREGATE SHOULD BE INCORPORATED IN THE STANDARD MIX.

#### 4. INTERNAL MASONRY WALLS

BRICKED UP OPENINGS SHALL BE COMMON BRICKWORK OR CONCRETE BLOCK, TO SUIT THICKNESSES OF EXISTING WALLS

FINISH: 12.5mm THICK PLASTER BOARD AND SKIM ON GYPROC DRYLNER MF SYSTEM FRAMED LINNING SYSTEM

HACK OFF ALL PLASTER AND MAKE GOOD ALL CRACKED DAMAGED AREAS: FILL ALL VOIDS AND OPENINGS

EXISTING BRICK EXTERNAL WALLS TO BE LINED WITH 60mm GYPROC TAPERED EDGE THERMALINE BOARD SUPER FIXED USING GYPROC DRYLNER MF FRAMED LINNING SYSTEM AND FINISHED WITH 3MM THISTLE BOARD FINISHING PLASTER ALL IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF THE BRITISH GYPSUM WHITE BOOK.

ALL TO GIVE A 'U' VALUE OF 0.20 W/M<sup>2</sup> ° K MIN.

#### 4A. INTERNAL STUD WALLS

TO HAVE A MIN THICKNESS OF SOFTWOOD STUDS OF 75mm AT 450/600mm CENTRES, WITH 12.5mm GYPROC WALL BOARD 10 (10KG/M<sup>2</sup>) WITH 25mm OF ROCKWOOL ACOUSTIC SLAB BETWEEN STUDS WITH ALL JOINTS WELL SEALED. ALL TO ACHIEVE A MIN 40Db SOUND REDUCTION BETWEEN ROOMS

## 8. DAMP PROOFING AND TIMBER TREATMENT WORKS.

COVERED IN A SEPARATE REPORT SUBJECT TO SITE SURVEY

## 9. STRUCTURAL STEEL BEAMS

REQUIREMENTS TO BE DETERMINED ON SITE SUBJECT TO AN ASSESSMENT OVER THE STRUCTURAL NATURE OF WALLS TO BE REMOVED. REFER TO PC SECTION.

## 10. INTERNAL DOORS, AND FRAMES

INTERNAL DOORS TO BE LEADERFLUSH OR EQUAL APPROVED SOLID CORE 44MM THICK LAMINATE FACED CONCEALED HW LIPPED, DOOR FRAMES SOFTWOOD PAINTED 100 X 44MM WITH A 12.5MM REBATE,

ARCHITRAVES 75 X 19MM SOFTWOOD-STAINED PENCIL ROUND.

IRONMONGERY: 1.5 PAIR STAINLESS-STEEL HEAVY-DUTY ROLLER BUTT HINGES, 1 PAIR SATIN FINISH "D" HANDLES WITH SQUARE SATIN FINISH BACK PLATES, 5 LEVER PAS 24 SECURITY MORTICE LOCK. 1 PAIR SATIN FINISH 200MM DEEP KICKPLATES.

## 11. EXTERNAL DOORS, AND FRAMES

TO BE MAGNELIS STEEL DOORS WITH A POWDER COAT FINISH 10 YEAR CORROSION WARRANTY EACH DOOR IS TO BE SUPPLIED COMPLETE WITH A 300MM PORTHOLE WINDOW GLAZED WITH ETCHED GLASS BEARING THE APPROPRIATE TOILET SYMBOL ICON. FRAMES MANUFACTURED FROM 1.6MM ZINTEC STEEL 90MM SINGLE REBATE PROFILE FAST FIT ADJUSTERS. DOG BOLTS IN FRAME. DDA COMPLIANT THRESHOLDS.

ACCESS VIA COMBINED COIN, CARD AND ACCESS PAD ENTRY WITH TIMED ACCESS AUTO LOCK/UNLOCK.

STRIKE LOCK 12/24V DC SATIN STAINLESS PULL HANDLE EXTERNALLY ½ LEVER SATIN STAINLESS "D" HANDLES INTERNALLY.

CONCEALED DOOR CLOSER IN FRAME. DOOR FRAME FITTED WITH VACANT/ENGAGED LED INDICATORS. HORIZONTAL PP COATED GRAB BAR FITTED TO INSIDE OF DISABLED WC DOOR.

## 12. NEW CEILINGS.

SLOPING CEILINGS TO BE 57.5MM KINGSPAN K118 INSULATED PLASTER BOARD AND SKIM CEILING TO UNDERSIDE OF EXISTING RAFTERS. FLAT CEILINGS TO BE INSULATED WITH 300mm KNAUF CROWN LOFT ROLL 100MM THICK BETWEEN CEILING JOISTS 200MM THICK LAID OVER CEILING JOISTS. PROVIDE CONTINUOUS VENTILATION AT EACH EAVES AS DESCRIBED UNDER THE

ROOF SECTION. PROVIDE PUPOSE MAGE GRP INSULATED ACCESS PANELS TO EACH SEPARATE ROOF SPACE. ALL FULLY LOCKABLE.

### 13. VENTILATION

SUPPLY AND INSTALL VENT-AXIA T SERIES CEILING/WALL MOUNTED COMMERCIAL EXTRACTOR FANS WITH LOWATT T-SERIES WIRED CONTROLLER AND AIR QUALITY SENSORS IN EACH TOILET

THE FAN PERFORMANCE SHOULD PROVIDE A MIN OF 6 AIR CHANGES PER HOUR.

THE MOTOR SHOULD BE MANUFACTURED WITH BALL BEARINGS AND BE FITTED WITH STANDARD THERMAL OVERLOAD PROTECTION (S.T.O.P.). THE MOTOR SHOULD BE INSULATED TO CLASS B

LOWATT T-SERIES CONTROLLER AND THREE SPEED PUSH BUTTON SURFACE MOUNTED CONTROLLERS PROVIDING INTAKE/EXTRACT AND SHUTTER ONLY OPTIONS AND AUTO MODE POSITION FOR USE WITH EXTERNAL SENSORS.

EXTRACT FANS TO HAVE DUCTED CONNECTIONS TO EACH ROOF TERMINAL.

### 14. ROOF

RE-ROOFING TO COMPRISE 600X300X4MM MARLEY RIVENDALE FIBRE CEMENT SLATES, ON 50x 25mm JB RED BATTENS NAILED TO BS 5534, ON MARLEY UNIVERSAL VAPOUR PERMEABLE UNDERLAY 150MM HORIZONTAL LAPS 100MM VERTICAL LAP ON EXISTING RAFTERS.

ROOFS SHOULD BE SET OUT WITH BATTENS, TO THE APPROPRIATE GAUGE. FOR SLATES 600X300 WITH 110MM HEADLAP BY USING THE FORMULA: GAUGE = LENGTH OF SLATE - LAP REQUIRED DIVIDE BY 2 ALLOW THE EAVES SLATES TO OVERHANG INTO THE GUTTER BY APPROX. 50MM. CARE MUST BE TAKEN WHEN SETTING OUT TO AVOID THE NEED FOR RECTANGULAR CUT SLATES LESS THAN HALF THE WIDTH OF THE SLATE TO BE USED AS IT MAY BE DIFFICULT TO FIX. A VERTICAL OR RAKING BATTEN IS ADVISABLE AT THE VERGE AND AT INTERSECTIONS. ROOF INSULATION TO BE KINGSPAN THERMAPITCH TP10. THICKNESS TO SUIT RAFTER DEPTH MINUS 25MM. MARLEY DRY FIX SYSTEM USING UNIVERSAL RIDGE ROLL PROVIDING 5MM CONTINUOUS VENTILATION AND PP COATED ALUMINIUM DRY VERGE.

### 15. HEATING AND HOT AND COLD-WATER SERVICES

INSTALL ELECTRIC TRACE HEATING FROST PROTECTION TO ALL HOT AND COLD WATER PEPIED SERVICES WITH THERMOSTIC CONTROL AND REMOTE MONITORING. ESH TRACE HEATING LTD OR EQUAL APPROVED.

i HOT WATER SHALL BE PROVIDED BY WALLGATE THRILL-DIS-SS. AUTOMATIC HAND WASH DRYER WITH COMPACT SOLID SURFACE FASCIA AND BOWL AND WITH INSTANTANEOUS WATER HEATER.

ii H & CWS PIPEWORK ALSO TO BE RUN IN COPPER, FULLY LAGGED; ISOLATION VALVES ARE TO BE PROVIDED TO ENABLE EACH RANGE OF APPLIANCES TO BE ISOLATED SEPARATELY; HEATING AND CWS PIPEWORK TO BE CONCEALED WHERE POSSIBLE AND PRACTICAL.

iii ALLOW FOR A 550 x 900mm ACCESS HATCH TO EACH SEPARATE ROOF SPACE

v ALL EXPOSED PIPEWORK IN ROOF AND VENTILATED VOIDS ETC. ARE TO BE INSULATED TYPE OF INSULATION AND THICKNESS TO THE LATEST WATER BOARD BYLAW REQUIREMENTS.

THE NEW BOILER IS TO COMPLY WITH REQUIREMENTS OF WATER HEATING MANUFACTURE ASSOCIATION REQUIREMENTS IN RESPECT OF HEAT LOSS RATE, FITTED WITH INDEPENDENT TIME CONTROL, CYLINDER STAT AND PIPE INSULATION.

### 16. DRAINAGE ABOVE GROUND

WASTE PIPEWORK SHALL BE UPVC TO BS 4514 AND TRAPS PLASTIC TO BS 3943 WITH RODDING EYES ETC. AS REQUIRED. SVP'S TO BE WRAPPED WITH SOUND INSULATING MINERAL WOOL.

MINIMUM WASTE PIPE SIZES/DIAMETERS:

WC PANS: 100mm DIA. & 6000mm MAX. LENGTH WITH 9mm/m MIN. FALL.

WASHBASIN: 32mm DIA. & 1700mm MAX. LENGTH OR 40mm DIA. & 3000mm MAX. LENGTH.

URINALS: 40mm DIA. & 3000mm MAX. LENGTH OR 50mm DIA. & 4000mm MAX. LENGTH WITH A 18mm TO 90mm/m FALL.

ALL TRAPS SHALL HAVE 75mm MIN. DEPTH OF SEAL, WITH SEPARATE WASTE CONNECTIONS TO SVP'S WITH ACCESS/RODDING EYES ETC. AS NECESSARY.

ALL EXPOSED UPVC SVP'S, TRAPS, WASTE PIPES ETC. SHOULD BE COLOURED BLACK EXTERNALLY AND WHITE INTERNALLY.

ALL SANITARYWARE, SINK TOPS AND WORKTOPS JUNCTIONS WITH THE CERAMIC WALL TILES SHALL BE POINTED WITH COLOURED SILICONE SEALANT.

NOTE:

ALL SOIL VENT STACKS ARE TO BE TAKEN UP TO A RIDGE VENT TILE, OR A TILE VENT WHICH IS AT LEAST 900mm ABOVE ANY WINDOW OPENING THAT IS WITHIN 3M.

## 17. DRAINAGE BELOW GROUND

GENERALLY EXISTING CONNECTIONS TO BOTH FOUL AND STORM DRAINAGE SYSTEMS WILL BE RE-USED.

ALL FOUL TO EXISTING SEWER

ALL STORM WATER TO EXISTING SEWER

DRAINAGE TO BE OSMA 'PLASTIC' 100mm DIAMETER LAID TO FALLS. DRAINAGE WITHIN 1000mm OF GROUND LEVEL TRAVERSED BY TRAFFIC OR UNDER BUILDING TO RECEIVE 150mm CONCRETE BED AND SURROUND WITH FIBRE BOARD AT ALL JOINTS TO ENSURE FLEXIBILITY OF INSTALLATION.

DRAINAGE TO BE ENCASED IN CONCRETE IF WITHIN ANGLE OF REPOSE OF FOUNDATIONS WITHIN CLOSE PROXIMITY.

DRAINAGE TO BE OTHERWISE BEDDED AND SURROUNDED IN 150mm THICK GRANULAR MATERIAL AND TRENCH BACK FILLED WITH SELECTED EXCAVATED MATERIAL IN LAYERS NOT EXCEEDING 300mm IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

WHERE DRAINS PASS THROUGH WALLS PROVIDE R/F CONCRETE LINTEL OVER TO GIVE 50mm CLEARANCE AROUND THE PIPE WITH OPENING MASKED BOTH SIDES WITH RIGID SHEET MATERIAL.

INSPECTION CHAMBERS TO BE CONSTRUCTED AT CHANGES OF DIRECTION AND LEVEL TO USE OSMA ULTRARIB INSPECTION CHAMBERS FOR COVER LEVELS ABOVE INVERT OF NO GREATER THAN 1000mm OR WITH DEPTHS GREATER THAN 1000mm IN MONO OR EQUIVALENT CONCRETE RINGS WITH 150mm THICK CONCRETE SURROUND ON 150mm THICK CONCRETE BED WITH HALF CHANNELS WITH SWEPT JUNCTIONS TO ENTIRE LENGTH OF CHAMBER WITH SMOOTH BENCHING TO ALL SIDES.

FIT AIRTIGHT COVER AND FRAMES WITH PEDESTRIAN DUTY TO NON-TRAFFIC AREAS OTHERWISE DUCTILE CAST IRON MEDIUM DUTY COVER AND FRAMES.

DRAINAGE SHALL BE LAID IN ACCORDANCE WITH OSMA TECHNICAL HANDBOOK AND BS 8301: 1985, ALL DRAINAGE ROUTES, VARIATIONS TO EXISTING DRAINS FOUND ETC. SHALL BE AGREED ON SITE WITH THE BUILDING CONTROL OFFICER.

## 18. RAINWATER GOODS

RAINWATER DRAINAGE SHALL BE BLACK UPVC GUTTERS, COLOUR BLACK, LAID TO FALLS OF 1 IN 350 TO DOWNPIPES OF 69mm DIAMETER UPVC TO DISCHARGE INTO EXISTING GULLEYS.

## 19. REGULATIONS UNDER PART 'M' BUILDING REGULATIONS 1999

- i LEVEL APPROACH:  
THE NEW FLOOR WILL BE LAID SO THAT THE MAIN ENTRANCE IS FLUSH WITH THE EXTRENAL PAVING AS EXISTING
- ii THE ENTRANCE DOORS TO EACH TOILET TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 775mm, MEASURED FROM THE DOOR FRAME EXCLUDING REBATE, TO THE LEADING EDGE OF THE DOOR AT THE HINGE.
- iv MINIMUM CORRIDOR OF 900mm REQUIRED (750mm MIN WITH SHORT OBSTRUCTION NOT FACING ANY ENTRANCE TO A DOORWAY.
- v ACCESSIBLE SWITCHES NOT MORE THAN 1200mm ABOVE FFL AND SOCKET OUTLETS NOT LESS THAN 450mm ABOVE FFL, ALL TO BE AS PER DIAGRAM 22 PART 'M' OF THE BUILDING REGULATIONS 1999.

## 20. REGULATIONS UNDER PART 'L' OF THE BUILDING REGULATIONS 2002

ALL LIGHTING TO BE LOW ENERGY LED LIGHT FITTINGS WITH MOTION SENSORS.

50% METRO BRICK TILES COLUR LIME SIZE 20 X 10 cm. ALLOW FOR DARK GREY COVE TILE SKIRTING THROUGHOUT.

## 21. SOLAR PV AND ELECTRICAL INSTALLATIONS

FIT A 4.2KW SINGLE PHASE SOLAR PV ARRAY USING PREMIUM SOLAR COMPONENTS. SOLAR MODULES TO BE PREMIUM GRADE CRYSTALLINE - 10-YR CONSTRUCTION GUARANTEE 10 AND 20-YR PERFORMANCE WARRANTIES ALL-BLACK CONSTRUCTION. INSTALLATION TO SUPPORT DATA-LOGGING AND BE WI-FI ENABLED WITH DUAL STRING CAPABILITY AND OW-LOSS DC-AC CONVERSION 95%+ MCS COMPLIANT TUV GRADE A HIGH-EFFICIENCY, LOW-CURRENT LOSS.

SOLAR MODULES ARE TO BE CLAMPED TO AN ALUMINIUM PROFILE THAT IN TURN IS BOLTED TO SPECIAL OFFSET FIXINGS THAT SECURE TO THE MAIN ROOF RAFTERS OF THE ROOF, ENSURING A STRUCTURAL INSTALLATION. COMPOSITE SLATES ARE TO BE FITTED AROUND THE PANEL FRAME FIXINGS, ENSURING THAT THE ROOF CONTINUES TO OPERATE AS USUAL. SOLAR PANELS ARE SET ABOUT 70MM FROM THE SURFACE OF THE ROOF.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGULATIONS CURRENT EDITION ). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICIAN SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS. INSTALL NEW LOW ENERGY SURFACE MOUNTED LIGHT FITTINGS AND POWER SOCKETS AS INDICATED ON THE COMBINED CEILING ELECTRICAL DRAWING.

## **22. FITTINGS**

WASH HAND BASIN / HAND DRYER / SOAP DISPENSER:

COMPOSITE WALLGATE THRII® HANDWASH 'NO TOUCH' SOAP DISPENSER / HAND WASH & DRY / FLUSH MOUNTED WITH SERVICES CONCEALED IN THE SERVICE CORRIDOR / HOT WATER TEMPERATURE CONTROLLED BY THERMOSTAT.

FULL LENGTH MIRROR: 50MM WIDE 1500MM TALL

TOILET PAN: WALLGATE SOLID SURFACE TOILET PAN. PLUMBED TO THE MAIN WATER SUPPLY, AUTOMATIC 'NO TOUCH' DVS FLUSHING SYSTEM

DDA CUBICLE:

LOW-LEVEL & MID HEIGHT ALARM TO ACTIVATE AUDIBLE WARNING SIGNAL PLUS ACTIVATES EXTERNAL FLASHING RED LIGHT BABY CHANGE HORIZONTAL TABLE IN DDA CUBICLE HIGH VISIBILITY CONTRASTING COLOUR COATED STEEL SUPPORT-RAILS COAT HOOKS.

ALL CUBICLES:

WALL MOUNTED SANITARY DISPOSAL UNITS

## **21. FINISHES/DECORATIONS**

CEILINGS: TO BE PAINTED 1 MIST AND 2 FULL COATS EMULSION. JOINERY TO BE PAINTED 1 PRIMER 2 UNDERCOATS AND 1 FINISHING COAT GLOSS OR EGGSHELL TO CLIENT CHOICE.

WC FLOOR FINISHES TO BE CERAMIC NON SLIP TILES TOPPS TILES BOUTIQUE RANGE REF EXTRA LAVA COLOUR GREY SIZE 40 X 20 cm ON THICK BED. PREPARATION TAKE UP FLOOR TILES AND LAY ARDEX ARDITEX LATEX LEVELLING SCREED.

WC WALLS: TO BE FULLY TILED WITH 50% TOPPS TILE REF MARFILL COLOUR GREY SIZE 20 X 50CM LAID STACK BOND PATTERNS

## **22. EXTERNAL WORKS**

REPLACE ANY MISSING OR BROKEN PAVING SLABS LIKE FOR LIKE. REPAIR WALLS AS DIRECTED ON DRAWINGS RE LAY FLAGS LEVEL WITH FINISHED FLOOR AT ENTRANCE.

## **24. COMPLETION.**

UPON COMPLETION OF WORKS PROVIDED OPERATING AND MAINTENANCE INFORMATION ON ALL FIXED BUILDING SERVICES WHICH SHOULD EXPLAIN HOW TO OPERATE THE SYSTEM(S) EFFICIENTLY.