



Extension to Sunnyside Changing Rooms  
for  
Yate Town Council  
**Schedule of Work**  
Tender Issue: April 2018

**ASKEWCAVANNA**

architects

Studio D, 14 Backfields Lane, Bristol BS28QW  
t 0117 9244606

## 1 General

- 1.1 Description: single storey extension to Sunnyside Changing Rooms
- 1.2 Pricing: tender prices to be returned on the attached schedule by 11<sup>th</sup> May 2018.
- 1.3 Form of Agreement: JCT Minor Works Contract with Contractors Design –Articles and Particulars as listed below:

Employer: Yate Town Council  
Architect/Contract Administrator: Askew Cavanna Architects  
Structural Engineer: Structural Solutions Ltd  
Principal Designer: Askew Cavanna Architects

Base Date: 9<sup>th</sup> April 2018.

Employer at base date: is not a contractor for purposes of CIS

CDM: The project is notifiable

Framework Agreement: not applicable

Supplemental provisions: paragraph 1-4 apply

Notification of disputes: paragraph 6 applies

Arbitration: article 7 and schedule 1 apply

Date for commencement: 18<sup>th</sup> June 2018 Date

for completion: 26<sup>th</sup> October 2018 Liquidated

damages: **To be charged at £1,000 per week, chargeable on each Monday that follows on from the completion deadline.**

Rectification Period: 12 months

Interim Payments: after one month and monthly intervals

Payments up to Practical Completion: 95%

Percentage due on Practical Completion: 97.5%

Fluctuations: do not apply

Supply of documentation: 2 months

Contractor's public liability Insurance: £10,000,000

Insurance of the works: **clause 5-4b applies (insurance of works and existing structure by Employer in joint names)**

Percentage to cover professional fees: 15%

Adjudication: the adjudicator is as nominated by RIBA

**1.4 Contractors Bond:** It shall be a condition precedent to a Contract based on the acceptance of the Tender:

- a) that the Contractor shall provide an On -Demand Performance Bond with a bank or insurance company, acceptable to the employer, and authorised by the Department of Trade, by which they shall be jointly and severally bound to the Employer in a sum equivalent to 10% of the Contract Price conditioned for the due fulfilment of the terms and conditions of the Contract.
- b) that the Contractor shall furnish in confidence to the insurers, information as to the Contractor's financial position and any other relevant information reasonably required by them.
- c) 90% of the Bonding shall be released at Practical Completion and 10% remaining and Final Completion 12 months later. The Bond premium shall not exceed 3.5% of the Bond amount.
- d) it is the Contractor's responsibility to inform the Employers Representative with regard to release at bonding stages.

- e) that as part of their submission the Contractor will provide a letter from their intended Bondsman confirming that a Bond will be provided as the pro-forma within 10 working days of the Contractor being notified of acceptance of their tender.
  - f) the full document can be found as Appendix 4
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- 1.5 Contractors Design Portion: the contractor will be responsible for completion of design of fire detection and alarm system, electrics and lighting, and mechanical services, including solar installation if instructed.
  - 1.6 Health and Safety: The Contractor shall comply with CDM Regulations, including preparation of pre-construction plan and the issue of the completed Health and Safety File/O&M manual prior to Practical Completion. The O&M manual shall include manufacturers literature including maintenance instructions along with Building Control and Electrical Test Certificates.
  - 1.7 Contractors Programme: a programme outlining key dates for each trade shall be issued prior to commencement of works on site.
  - 1.8 Completion and Handover: the premises are to be given a full builders clean and left clear of all waste, tools, fencing etc for handover. 3 sets of labelled keys are to be provided for each new door.
  - 1.9 Protection and Security: protect all parts of the existing building and any contents. Keep the works clean and tidy at all times. Do not allow rubbish and debris to accumulate, cause obstructions or be a fire risk. Provide adequate

- protection to prevent the passage of dust into other areas. Ensure security of the building and works - do not permit unauthorized access to any part of the premises.
- 1.10 Signage: all site signage, other than health and safety is subject to prior agreement with the employer.
  - 1.11 Working hours: work may only take place between 8am-6pm from Monday to Friday.
  - 1.12 Plant and equipment: supply all necessary materials and products for the execution of the works, along with site equipment, plant scaffolding, tools and temporary works.
  - 1.13 Facilities on the premises: the contractor will be allowed to use existing electricity and water services, subject to his own initial testing and verification that these services are suitable and safe to use.
  - 1.14 Existing services: before starting work, check and mark positions of existing services. If necessary, obtain relevant details from service authorities. Allow for liaison with statutory undertakers as necessary.
  - 1.15 Quality standards: all works to be carried out in accordance with manufacturers instructions and related British Standards/Codes of Practice. Particular attention shall be paid to the provisions of BS8000 in respect of standards of workmanship to be applied. All Timber to be FSC certified.
  - 1.16 Guarantees: provide manufacturers guarantees in respect of  
flat roof  
windows, doors, rooflights including locking mechanisms  
security shutter  
solar installation
  - 1.17 Site Access: Access to the site is only via Moorland Road, unless otherwise agreed. The contractor shall lay down a protective surface on the route from the highway to the site. Parking for workers shall be restricted to the Moorland Road Car Park. Any workers found to be in breach of this shall be asked to leave site. Deliveries may only be made via Sunnyside Lane strictly by prior agreement with Yate Town Council. Delivering vehicles are to be moved as soon as offloaded..
  - 1.18 Site Limits: the working area is as defined on the architect's drawings. The contractor shall provide a protective fencing to secure the site from public access. The site is to be fully secured outside working hours.
  - 1.19 Propping: provide all necessary temporary propping and support whilst the works are carried out.
  - 1.20 Electrical: allow for extending wiring from existing supply, including any necessary modifications to the distribution board to suit the increased requirement. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by a competent person. An appropriate BS 7671 electrical installation certificate is required.
  - 1.21 Waste: the contractor shall prepare and issue a waste management plan prior to commencement on site. All builders' waste to be sorted to permit recycling. Allow for disposal of waste materials.
  - 1.22 Notification, testing and certification: liaise with Building Control Approved Inspector for all necessary testing, including but not restricted to drains, air tightness, electrical certificates, acoustics etc.
  - 1.23 Heating and hot water systems: Allow for testing and re-commissioning of the existing electric heating system and hot/cold water systems.
  - 1.24 Architectural  
drawings: 1206-001  
Location Plan

- 1206-002 Existing site plan
- 1206-130 Ground Floor plan strip out and demolition
- 1206-131 Roof plan strip out
- 1206-140 Ground Floor GA plan
- 1206-141 Ground Floor electrical layout and drainage plan
- 1206-142 Roof plan as proposed
- 1206-143 Elevations as proposed
- 1206-150 Section A as proposed
- 1206-200 New floor, wall and roof build-ups

1.25 **Engineers**

drawings/specification: To follow

- 1.26 References: Due Diligence checks to be undertaken by YTC, Appendix 3 to be completed and included with tender response.
- 1.27 Point of contact and Viewings: Please contact Lori Ramsay- Community Projects Manager at Yate Town Council with general inquiries relating to the project on  
01454 862595 or [info@yatetowncouncil.gov.uk](mailto:info@yatetowncouncil.gov.uk)  
To arrange a site visit contact Phil Jones- Estates Manager at Yate Town Council on 01454 866251 or [info@yatetowncouncil.gov.uk](mailto:info@yatetowncouncil.gov.uk)

## 2 Demolition and stripping out

- 2.5 Allow for all necessary support and protection whilst carrying out demolition works. A method statement is to be provided before carrying out hot works.
- 2.6 Carefully remove and dispose of the following as indicated on drawing no 1206-130:
- 2.6.1 Roof –lift tiles at front perimeter to permit installation of roof over new extension; remove entrance porch.
  - 2.6.2 Windows and doors –carefully take out windows on front elevation and set aside for re-use windows.
  - 2.6.3 Walls –form new openings as indicated on strip out plan; remove walls to current ladies wc and changing room 5.
  - 2.6.4 Floors –take up tiled floor in entrance lobby, kitchen, female wc and shower.
  - 2.6.5 Fittings –remove sanitaryware in female wc and all kitchen fittings. Also take out benching in changing room 5.
  - 2.6.6 Plumbing –strip out plumbing in kitchen and ladies wc; remove shower fittings.
  - 2.6.7 Electrical –remove redundant light fittings ladies wc, kitchen, lobby, shower area, changing 5.
  - 2.6.8 External –take up paving in area of entrance porch and to disabled wc.

## 3 Substructures and Below ground drainage

- 3.5 **Mass concrete strip footings to Structural Engineer's specification and detail, min 1500mm below existing ground level, subject to Building Control approval.**
- 3.6 Foul water drainage: new drains to connect to existing drain in 100mm dia plastic pipe on 150mm granular bed and surround; laid to min falls of 1 in 80. Drainage runs less than 450mm below ground to be encased in 150mm C20 concrete to BS 5328. Drains passing through concrete footings to have flexible joints either side. Seal redundant existing drains runs.

- 3.7 Surface water drainage: to connect to existing soakaways in 100mm dia plastic pipe as 3.2 above. Note a provisional sum is included for the possible construction of a new soakaway.
- 3.8 Inspection Chambers: allow for 4 No. round polypropylene chambers as indicated on the plans, 450mm internal dia, surrounded in 150mm C20 concrete. Covers recessed light duty steel. Depths to be determined on site.
- 3.9 Soil stacks: form vertical soil stacks in 100mm upvc, terminated with vent cowl or air admittance valves, as indicated on the plan, see drawing 1206-141. Connect to existing drain via easy bend at base.
- 3.10 Yard gullies: n/a
- 3.11 Rodding access: n/a

#### 4 Structural Framing

- 4.5 Not applicable.

#### 5 Ground Floor Construction

New finished floor levels to line through with existing.

- 5.5 U-value: 0.22W/m<sup>2</sup>.K
- 5.6 Floor finish: generally ceramic tile bedded in BAL adhesive.
  - Type 1: Shower floor to be 148x148x9mm, Doorset Woolliscroft, Multidisc, Dark Grey colour (ref. DW-MDDGR1515). Completed with 148x148x12mm, Doorset Woolliscroft, Channel tiles (corner, stop, straight, outlet), white colour (ref. DW-REDGR1515); completed with 148 x 109 x 9mm, Doorset Woolliscroft, coved skirting tiles, flushed mounted dark grey colour (ref. DW-CVDGR1511).
  - Type 2: Entrance lobby, changing rooms (5/6/7) new corridor, female toilet to be 148x148x9mm, Doorset Woolliscroft safety floor tiles. Range: Pinhead, dark grey colour (ref. DW-PHDGR1515). Completed with 148 x 109 x 9mm, Doorset Woolliscroft, coved skirting tiles, flushed mounted dark grey colour (ref. DW-CVDGR1511).
- 5.7 Concrete solid floor: Ceramic as 5.2 tile on 75mm cement/sand screed on 70mm Celotex GA3000 or similar insulation, on 1200 polythene gauge damp proof membrane (lapped 150mm at joints and turned up to lap with dpc), on 150mm concrete slab with reinforcing mesh to SE details, on min. 50mm sand blinding, on type 1 compacted sub base (compacted in 150mm layers). 25mm TB4000 insulation at the perimeter of screed to avoid cold bridge.

#### 6 External walls:

- 6.5 U-value: 0.28W/m<sup>2</sup>.K
- 6.6 Wall type W 1 : cavity masonry wall –outer leaf 440x215x100mm facing blockwork to match and course with existing; 110mm cavity incorporating 60mm Celotex CW3000; inner leaf 100mm dense concrete blockwork.
- 6.7 Blocks to external leaf of cavity walls to be Forticrete Solid D1 and Quoin D16 Shot-blasted, concrete blocks, colour Bathstone (to exactly match existing – provide sample for approval before commencement of works)
- 6.8 Cavity ties: Ancon, Stafix RT2 at 900x450mm centres staggered.

- 6.9 Wall starter: Ancon, Stafix Universal wall starter system in stainless steel where new masonry wall abuts existing (inner and outer leaves). Fixing as per manufacturer instruction. Existing masonry leaf cut vertically and DPC inserted.
- 6.10 Cavity closers: Provide Kingspan/Thermabate insulated cavity closers around wall openings in PVC-U extrusion with fibre free rigid thermoset insulation core, profile widths to suit the cavity.
- 6.11 Cavity Trays: Yeovil Cavity Trays, Type C Cavity Tray for use with lintels over openings. Contractor to liaise with manufacturer for dimensions and shapes to be in accordance with cavity lintel type as specified below. Completed with Type L lintel stop-ends applied at each end, and 100 x 65 x 9mm weep holes to drain cavity wall lintel. Each opening to have at least 2No. weep holes spaced at a maximum of 450mm.
- 6.12 Cavity wall lintel: to new openings as per SE specification - Catnic CG110/100, standard duty, open back lintel for 110-125mm cavity and 100/115mm inner leaf, nominal height 160mm.
- 6.13 **Structural beams: refer to Structural Engineer's drawings and specification for size and make up of beams at newly formed opening.**

## 7 Roofs:

- 7.5 General: U-value: 0.18W/m<sup>2</sup>.K
- 7.6 New warm flat roof construction: Single ply membrane by Sika-Trocal type S 1.5mm mechanically fastened, using thermally broken fixing, RAL 7015M Slate Grey
  - all laid strictly in accordance with manufacturers instructions, 110mm Eurothane Eurodeck insulation fixed using thermally broken fixing, 1000 gauge polythene vapour control layer, 18mm WBP plywood deck (BS10456), fixed to treated SW firings, min. 25mm at lowest point to create fall 1:60. Firings to be fixed to joists below at max. 600mm centres. Joists to be 145 x 50mm C24 rafters at 400mm centres. Ceiling finished with 12.5mm Gyproc moisture resistant plasterboard and skim coat. Complete installation to be underwritten with manufacturers 20 year guarantee.
- 7.7 Roof penetrations: provide weatherproof upstands around all roof penetrations in accordance with manufacturers details (SVP, extracts and rooflights).
- 7.8 Roof edge: grey powder coated aluminium trim, colour to match gutter and RWP, lap vapour control layer under coping to be dressed over treated timber batten with splayed edge on blockwork.
- 7.9 Roof junction: roofing membrane to be dressed up newly laid valley board and under pitched roofing tiling. Tiling to be made good where lifted at front perimeter.
- 7.10 Fascia: 175x18mm painted soft wood fascia, colour white.
- 7.11 Rainwater Goods: Marley, Flowline profile uPVC system, colour brown, 112 x 60mm gutters (ref. RGF4) and 65mm square downpipes (ref. RPE3) complete with all necessary stop ends, couplings, offsets and brackets etc.
- 7.12 Existing pitched roof : generally, make good where effected by works. Allow for work on ceiling joists, reinstate breather membrane, insulation as per existing with clay double roman tiles to match existing where entrance porch is removed. Insulation to be tucked into gap at intersection with new roof. Provide uPVC eaves ventilator, type Redland, RedVent Eaves Ventilation System.
- 7.13 Rainwater Goods: existing gutters to be cleaned and connected to the new gutters. Replace any missing components and make good any breaks

in the rainwater goods components.



## 8 Rooflights

- 8.5 General: roof windows to be provided complete with all necessary flashings, fixing brackets, gaskets etc for installation in the described situation.
- 8.6 Sloping Rooflights over existing changing room 5 as per drawing 1206:140 (Ref.R.01).
  - Make: Velux
  - U-value: 1.8 W/m<sup>2</sup>K
  - Type: GGL MK06 3070
  - Size: 780 x1180mm
  - Finish: pine
  - Opening: centre pivot, top latched
  - Control: manual (no pole)
  - Escape window: n/a
  - Glazing: double-glazed with laminated inner and 4mm toughened outer pane with easy-to-clean coating.
  - Blinds: n/a
  - URL: <http://www.velux.co.uk/professional/products/roof-windows>

## 9 External doors and windows

- 9.5 U-value: 1.8W/m<sup>2</sup>.K (doors), 1.4W/m<sup>2</sup>.K(screen),
- 9.6 Entrance door and side screen: location as per drawing 1206:140 (Ref. D.01).
  - 9.2.1 Manufacturer and Type: Smart System, Smart Wall\_  
<http://www.smartsystems.co.uk/product/182/smartwall>
  - 9.2.2 General: supplied complete with weather seals, face mounted self closer, ironmongery.
  - 9.2.3 Frames: double rebated doors with anti-finger trap complete with level threshold and midrail. To be in powder coated aluminium, thermally broken, heavy-duty doors and screen.
  - 9.2.4 Finish and colour: Polyester powder coated white, to match existing windows.
  - 9.2.5 Ironmongery: 200mm Pad door handle – ACMX05522 (Application ACIM030). Colour: White (W). Escutcheon – ACMX108. Colour: White (W).
  - 9.2.6 Glazing: double-glazed in safety-glass to BS6262, with manifestation in applied white dots.
  - 9.2.7 Guarantee: provide manufacturers ten-year guarantee.
- 9.3 Windows: Existing white uPVC windows to be overhauled and re-fixed in new location as per drawing 1206:140.
- 9.4 Security shutter:
  - 9.4.1 Manufacturer and Type: HAG Armourguard C1 electrically operated roller shutter.
  - 9.4.2 Shutter Curtain: Face fixed, 76 x 0.71mm curved solid 22 gauge steel lath. Polyester powder coated white.
  - 9.4.3 Frames / Guides: 50 x 50mm galvanised steel box. Polyester powder coated white.
  - 9.4.4 Operation: Single-phase tubular motor with manual override. Provision of a 13 amp fused spur is required for installation.
  - 9.4.5 Control: Security key switch

## 10 Internal Walls

- 10.1 New partitions: 100mm dense fair faced concrete blockwork, tied to existing walls to receive paint as described in 13.1 below. Showers to be plastered internally to receive tiled finish full height.
- 10.2 Dry lining: existing fair-faced blockwork that becomes internal to be cleaned and dry lined with 12.5mm moisture resistant plasterboard on 25 x 50mm with skim coat.
- 10.3 Lintels: insert triple pre-cast concrete lintels with minimum 150mm end bearing over new openings.
- 10.4 Generally make good existing surfaces where new openings formed.

## 11 Internal Doors

- 11.1 New Internal doors: 44mm Formica laminate faced solid core with hardwood lippings to all edges. Colour tbc from standard range.
- 11.2 Frame: softwood timber frames with a minimum 15mm rebate plugged and screw-fixed into masonry partition walls at regular centres and orientated to suit door swings. Door linings/frames are to extend the full width of the walls in which they are set. Finish timber in 2 coats clear lacquer.  
Ironmongery: to be in satin stainless steel. All doors to have 1.5 pair stainless steel butt hinges.  
TYPE A: cylinder mortice lock, 300x19mm pull handle (pair), face mounted self closer, door stop, kick plate – D.02, D.05, D.09.  
D.02 with integral stainless steel sign: 'Changing Area 1'  
D.05 with integral stainless steel sign: 'Changing Area 2'  
D.09 with integral stainless steel sign: 'Changing Area 3'  
TYPE B: roller latch, push plate 650x75mm with radius corners plus 300x19mm pull handle, face mounted self closer, door stop, kick plate – D.03, D.04, D.06, D.07.  
D.06 with integral stainless steel 'female' sign.  
D.07 with integral stainless steel 'male' sign.  
TYPE C: mortice bathroom lock, bathroom indicator bolt, 300x19mm pull handle (pair), face mounted self closer, kick plate, door stop – D.08 with integral stainless steel sign: 'Referee'.  
TYPE D: Vertical lift to lock (L2L) mortice lock with indicator, lever handle (pair), face mounted self closer, kick plate, door stop, support grab rail to inner leaf in accordance with recommendations of BS8300 and Approved Document M – D.10 with integral 'disabled' sign on outer leaf and 'lift handle to lock' on inner leaf.  
TYPE E: cylinder mortice lock, push plate 650x75mm with radius corners plus 300x19mm pull handle, face mounted self closer, doorstop, kick plate – D.11
- 11.3 Existing doors: Replace ironmongery to ensure correct operation and to match new doors. Sand and fill all irregularities and redecorate in two coats water based eggshell – colour to match cl 11.1.

## 12 Internal Joinery

- 12.1 Architraves: 68x18mm pencil round softwood timber, finish timber in 2 coats clear lacquer.
- 12.2 Allow for boxing in of sink waste pipes, and soil stacks with removable low-level access panel in painted plywood.

### 13 Decorative Finishes

- 13.1 General: all paints to be low VOC and free from solvents, pesticides, herbicides and toxins –Dulux, Crown or similar.
- 13.2 Walls and Ceilings: one mist plus two coats Dulux Trade Diamond Matt emulsion, roller applied. Colour: tbc
- 13.3 Tiled walls full height, all walls in showers and disabled toilet: 400 x 150 x 10mm, Johnson tiles Vivid, laid brick pattern. Colour: tbc
- 13.4 Splash back in female toilet: as above
- 13.5 Joinery (painted): knot stop and prime, finish with single water-based undercoat and two coats Dulux white water based satinwood.

### 14 Sanitaryware

- 14.1 General: white ceramic fittings with chrome low water use taps and fittings, all by Armitage Shanks as listed below. Fittings complete with all necessary traps, wastes, fixing brackets etc.
- 14.2 Disabled WC: Doc M Shower Room Pack - Additional WC & Large Washbasin.  
Product reference: S6960(AC) or similar.  
Pan & Cistern: Contour 21, vitreous china, white.  
Handrails & grab bars: Contour 21 aluminium (white).  
Wash Basin: Portman 21, vitreous china, white.  
Bench: Wall mounted, folding slatted seat, as per drawing 1206-141. Colour: White.  
Accessories: to incorporate toilet roll holder.
- 14.3 Female WC: 2 No. Close coupled WCs. Pan, seat & cover: S3092 – Profile 21 WC close coupled with horizontal outlet. Cistern: S3094 Profile 21 close coupled cistern 4/2.6 litre dual flush push button value, bottom supply and internal overflow.  
Material: Vitreous China, White (01).  
Wash hand basins: 2 No. wall fixed basins. Portman 21, 50cm 2 tapholes, with overflow and chain stay hole. (E0157). Vitreous China to BS 3402. WC screwed to floor & cistern screwed to wall.  
Size: 500mm x 420mm  
Material: Vitreous China, white. Vitreous china to BS 3402. Washbasin to BS EN 14688 & BS EN 31.  
Water Supply Fittings: Washbasin pillar taps, small lever operated, dual Hot and Cold indices, anti-vandal water saving 5 Litres per minute nozzle (B8262 or similar).  
Mirror: 3 no. Concept 400w x 700h x 20mm mirror Ref. E6590(BH) or similar.  
[http://www.idealspec.co.uk/catalogue/bluebook/furniture/concept/concept-mirrors\\_p1810.html](http://www.idealspec.co.uk/catalogue/bluebook/furniture/concept/concept-mirrors_p1810.html)  
Soap dispenser: 2no. wall mounted Modular 2Ltr Foam Soap Dispensers Ref. PL25PW.  
<https://www.qbicwashrooms.co.uk/modular-2ltr-foam-soap-dispenser.html>
- 14.4 Cubicles: 2 No. Venesta Quantum, location as per drawing 1206-140.  
Panels and doors from SGL range.  
Overall height: 2120mm from FFL to top of headrail. Door height: standard to suit cubicle height. Colour: tbc from standard colour range.  
Headrail: slimline aluminium profile with stainless steel finish.  
Hardware: stainless steel standard lock with lever operated indicator bolt with circular faceplate and emergency release facility. Stainless steel rise and fall butt hinges, concealed aluminium wall support with stainless steel effect finish, stainless steel pedestals – adjustment +8mm.

Accessories: Cubicles to incorporate toilet roll holders and coat hooks with integral rubber stops.

- 14.5 Showers: 17 No. shower valve to be Armitage Shanks Avon 21 self closing push button shower mixing valve exposed, variable temperature, anti vandal. Ref. B8264. Material: Chrome Plated Brass. Flow rate: 11.5 Litres per minute @ 3 bar pressure. 17 No. Shower Head to be Idealrain S1 rainshower fixed 100mm shower head with short angled arm. Ref. B9436. Material: Chrome Plated Metal. Flow rate: 12 Litres per minute @ 3 bar pressure.
- 14.6 Hand drier: 3 No. Airforce low energy brushed chrome automatic surface mounted hand driers by Warner Howard.  
Operation: Touch free proximity capacitive sensor activation.  
Enclosure: Aluminium.  
Finish: White.  
Height: 1120mm from FFL to dryer bottom edge – Female WC, 940mm from FFL to dryer bottom edge – Accessible WC.
- 14.7 Existing male WC and referee changing: no alterations proposed.

## **15 Kitchen and other fixtures**

- 15.1 Existing kitchen: to be removed.
- 15.2 Benches:  
Modify and reinstate existing benches in changing 5 to suit new layout.  
Provide new benches for changing 7 and 8 to be: Venesta Washroom Systems, type Perimeter Bench with legs. Dimensions: 350mm x 450mm height (length as per drawing 1206.140).  
Seat: 4 no. 70mm x 30mm finished, steamed beech slats with all corners pencil rounded. Colour: clear polyurethane lacquer. Fixings: 25mm dome head stainless steel screws.  
Support frame: Galvanised steel box section. Colour: black nylon coated. Fixing: to floor.
- 15.3 Hooks in changings 5 /7 /8 : to be Venesta Washroom Systems, type wall mounted Hat and Coat hook rail and hooks, one per user (12 users per changing room). Materials: Extruded aluminium. Colour/finish – Rail and Hooks: Light grey, nylon coated.

## **16 Electrical Services**

- 16.1 General: allow for extending wiring from existing supply, including any necessary modifications to the distribution board to suit the increased requirement. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by a competent person. An appropriate BS 7671 electrical installation certificate is required.  
Refer to the drawing number 1206:141.
- 16.2 Switches and sockets: generally white plastic.
- 16.3 Sockets: allow for
- 4 no switched double sockets.
  - 10 no switched spurs for electrical night storage heaters, hand dryers and extract fans
- 16.4 Presence detectors: 12 no ceiling mounted.  
Lights: supply and install the following (*all fittings to be supplied by contractor*):

- 4no LED exterior bulkhead lights wall mounted, Thorn Escort or similar.
- 4 no LED interior bulkhead light ceiling mounted, Thorn Club or similar.
- 13 no LED linear luminaire ceiling mounted, suitable for use in showers Thorn College or similar.

16.5 Extracts:

- 4 no Simply Silent Contour C6 -C6HTR 6"/150mm round extractor fan with humidistat and timer by Xpelair in the shower areas. Ref. 93177AW. To be ceiling mounted.
- 1 no Simply Silent Contour C4 -C4TR 4"/100mm round extractor fan with timer by Xpelair in the female toilet. Ref. 92963AW. To be ceiling mounted.
- Extracts through the roof to terminate in weather-proof cowl.

16.6 Hand dryer: 3 No. Airforce low energy brushed chrome automatic surface mounted hand driers by Warner Howard. Operation: Touch free proximity capacitive sensor activation. Enclosure: Aluminium. Finish: White. Height: 1120mm from FFL to dryer bottom edge – Female WC, 940mm from FFL to dryer bottom edge – Accessible WC.

16.7 Fire Alarm system:

Contractor to check function of existing fire detection and alarm system; allow for replacement of any non-functioning components, add items listed below and ensure correct operation of system. Complete design of fire system and provide certification on completion.

Sounders: Adapt and extend the existing system, to ensure alarm is audible in all spaces.

Call point –fit new break glass call point at final exit adjacent to door.

Exit lighting –fire new illuminated LED exit signs, Thorn Voyager Sigma, to indicate escape route from new extensions to final exit.

## 17 Heating

17.1 The building is currently heated by means of electric night storage heaters. There are two located in the entrance lobby –one is to be relocated to the western block of changing rooms (1/2/6/8) and one refitted in the entrance lobby. A new similar night store heater is to be located in the new changing area (5/7).

## 18 Above ground wastes

18.1 Provide new upvc wastes from new toilets and handbasins to comply with BS 5572, to connect to soil stack, see drawing 1206-141. Seal openings where pipes pass through wall(s) and make good. Provide rodding access at base of each stack.

18.2 Pipe sizes as follows:

WCs: 100mm dia upvc.

Basin: 32mm.

Showers: 38mm.

Wastes with 75mm deep seal traps.

18.3 Grilles: shower outlets to be fitted with stainless steel grating and filter bucket by Wade, to suit tiling.

## 19 Water and Plumbing Services

19.1 Water supply: extend existing cold/hot water supply in copper pipe to new toilets, sinks and showers. Include inline stop valves before each appliance, and connect hot water supply to existing boiler. Insulate pipes where running below floor level.

## 20 External Works and Landscaping

Refer to drawing 1206-140.

- 20.1 Steps: Marshalls, Saxon concrete paver step, colour natural, tread 400x400x50mm and riser 400x150x50mm with black visibility strip, bedded in mortar on 100mm concrete slab on compacted type 1 aggregate sub-base.
- 20.2 Paved landing and ramp: Marshalls, Saxon textured flag paving, colour natural, 400x400x50mm bedded in mortar on 100mm concrete slab on compacted hardcore on compacted type 1 aggregate sub-base. Ramp gradient to exceed 1:20. The existing concrete paved path is to be modified to meet up with the new ramp.  
Sides of ramp/steps in red engineering brick with soldier course.  
Landing 400mm zone with Marshalls Hazard Warning concrete tactile paving, colour natural, 400 x 400 x 50mm. aligned with top of steps/ramp.
- 20.3 Guard rail to ramp and steps: Kee Klamp system, 45mm tubular, galvanised steel, 900mm high with top and mid rail, complete with all necessary joints, including rounded elbows at corners, verticals bedded in concrete. Handrail only on building side at 900mm height fixed to block wall.

## 21 Provisional sums

The following to be included

21.1	Construction of new soakaway	£1,500.00
21.2	Unexpected work to foul water drainage	£1,500.00
21.3		
21.4	Installation of water softener unit	£5,000.00
21.5	Building signage "Yate Town Council Sunnyside Changing Room"	£750.00
21.6	Solar hot water installation	£12,000.00
21.7	Total	£20,750.00

## 22 Optional items –to be priced separately

- 22.1 Lockers: to be Venesta Washroom Systems, type Active Bench mounted Lockers (in lieu of benching only).

- 1 no x 9 units in changing 8.
- 1 no x 7 units in changing 7.

Panels and doors: from SGL range with decorative face each side.

Edge treatment: edges radiused and polished (black).

Colour: tbc from standard colour range.

Door/locker type: Model 2 – 2 doors.

Dimensions: 310 width x 510mm deep x 1460mm high (1913mm including bench).

Carcass: 1mm thick aluminium carcass with injection moulded shelves.

Locking mechanism: Coin operated key lock. Each locker to be supplied with three keys, plus 1 grand master key.

Support frame: Lockers mounted (by contractor) onto Venesta galvanised steel framed cantilever 3-slat bench seat with SGL underpanels.

- 22.2 Portaloos: supply and install two number portaloos, including servicing, from 1<sup>st</sup> to 9<sup>th</sup> September. Location to be agreed.

**Pricing Schedule:**

1.0	Contractors overheads	£.....
2.0	Demolitions	£.....
3.0	Substructures and Drainage	£.....
4.0	Ground floor construction	£.....
5.0	Structural Framing	£.....
6.0	External Walls	£.....
7.0	Roof	£.....
8.0	Rooflight	£.....
9.0	External doors and windows	£.....
10.0	Internal Walls	£.....
11.0	Internal Doors	£.....
12.0	Joinery	£.....
13.0	Decorations	£.....
14.0	Sanitaryware	£.....
15.0	Kitchen	£.....
16.0	Electrical	£.....
17.0	Central Heating	£.....
18.0	Wastes	£.....
19.0	Plumbing	£.....
20.0	External works and landscaping	£.....
21.0	Provisional Sums	£.....
	Total:	£.....
	VAT:	£.....

Optional items (excluding vat)

22.1	: Supply and installation of lockers	£.....
22.2	: Provision of 2 Portalos	£.....

Dates:

Proposed Start Date .....

Proposed End Date .....

Referees:

Name and contact details of referees

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I confirm this tender is open for acceptance for 90 days and attach details of a valid Contractor's All Risks Insurance Policy

Signed .....

Date .....

Name.....