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| **1**1.011.021.031.041.051.061.071.081.091.101.111.121.131.141.151.161.171.1822.012.022.032.042.052.062.072.082.092.102.112.122.132.142.152.162.172.182.192.202.212.222.232.242.252.262.272.282.292.302.31 2.322.332.342.352.342.352.362.372.382.392.402.412.422.432.441)1.18)2) | **Broadmayne 1st School**Knighton LaneBroadmayne, Dorset DT2 8PH February 2020**SPECIFICATION for proposed replacement of pool plant room.****PRELIMINARIES****The Client :**  To be completed FABS/Broadmayne First School**The Works** : Comprise of the replacement of the existing swimming pool plant room with a new plant room, store and toilet all as specified below & shown on drawings ref BSPR / 1 & 2.  & Roger Locke Consulting ( structural engineer) Ref 2433/002/01+02 + 03**Acceptance**The tender is to remain valid for acceptance for a period of one month from the tender date. The client does not bind themselves to accept the lowest or any tender.  **Fixed Price Tenders :** The tender for this contract is to be on a FIXED PRICE basis. It is to be submitted on the summary form provided.  **Retentions :** A 5% retention will be held on all monthly stage payments. On satisfactory site completion, this will be reduced to 2.5% for a 6 month Defects Liability Period.**Contractors' inspection of site :** The contractor is to visit the site & is to satisfy themselves by their own independent enquiries & observations as to the best means of carrying out the works. Access is available but strictly by arrangement with the school tel **01305 852471.**  **Extra work & variations**No extra work or variations are to be carried out unless authorised by the client or their agent in. Contract Instructions shall be issued by the client or their agent when required & where verbal instructions are given written confirmation shall be made within 4 working days.  **Subletting**: A list of proposed sub-contractors shall be included with the contractor’s tender (appendix 1). We recommend an approved Dorset Council mechanical services sub-contractor is employed. Sub-contractors must have the following certification: Gas Safe and Oftec plus NICEIC qualified to BS 7671, 18th edition regulations. .**Setting out and levelling :** The contractor is to set out and level the works and will be responsible for the accuracy of same.  **Protection & Security :** The contractor is to protect the works from frost or other inclement weather and shall make good at their own cost any damage that may be caused.  The site must be fenced and secured at all times.  |

**Health & Safety :**  In accordance with the CDM Regulations**,** the contractor is to provide a Health & Safety Plan at the pre-contract meeting. This must include site specific risk assessments & method statements. Scaffolding is to be provided for the safe access to all works. The contractor must also identify any requirements for or provision of access to water and electricity.

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| **Site staff Welfare :** The contractor is to provide their own welfare facilities. The school facilities are **not** to be used. **Site storage :** By arrangement**,** the contractor will be permitted to use an area adjacent to the work area for storage of materials as covered in para 2.02.**Electricity and Water**The contractor shall run and maintain all temporary connections and supplies as may be needed and shall clear away and make good on completion.  **Clear away  :** The contractor is to take down and clear away all plant and temporary works and make good. The contractor is to remove all rubbish, debris (including that of subcontractors) and surplus materials as they accumulate and leave the works clean and ready for occupation on completion. **Occupied property  :** The school will be occupied and will remain so for the duration of the works.  Special consideration must be given to site security and access by vehicles etc. This to be fully agreed with the client at the pre-contract site meeting.**Programme of Works** : The contractor is to state their proposed start date and work duration on the tender summary and provide a programme of work at the pre-contract meeting.  **Preliminaries Total to** **Tender Summary :****Contingency**The contractor shall allow the provisional sum of **£1,000** for contingencies to be expended in whole or in part at the client’s discretion & deducted if not required. **To Tender Summary:****THE WORKS****Site set up and recording** : The contractor is to photograph all areas of the work site to record existing condition prior to starting. The mechanical sub contractor must also record the condition and layout of the existing boiler, pool filtration plant & pipework before their removal.**Removal of equipment & services :** The existing electrical, water and gas supplies must be isolated and cut back and made safe for the works. The existing boiler and pool filtration equipment together with all controls and ancillary items are to be carefully disconnected and removed. The contractor is to provide a secure store on site for the safe storage of this equipment until it is re-installed. Temporary water and electrical supplies are to be installed as required by the contractor. **Existing pipework** rising through slab is to be cut back and capped at suitable points to allow later reconnection. Pipes to be protected with a strong plywood boxing.**Asbestos Removal :** The contractor is to employ the specialist asbestos removal sub contractor below to remove the roof sheets and any other identified materials. The school have a already received a report and quotation for this work from : **Asbestos Contracting Ltd**, 2 Wimborne Road, Poole, Dorset, BH15 2BU Tel 0800 389 9931.**NB :** No further work is to commence before all asbestos clearance certification is received in writing or email.**Demolition :** A demolition notice must be submitted to building control immediately prior to the start of works Carefully dismantle & remove concrete sectional building. Break up existing concrete slab and remove all from site. Protect existing pipework. Protect existing drain inspection chamber.**Excavation** : Carefully excavate site area to reduce levels and form foundation level as shown on structural engineer’s drawing and as directed by the Building Control Officer.**Hardcore & DPM :** Lay and consolidate Type 1 stone with edge thickenings as shown. Lay 1200g polythene DPM on sand blinding.**Drainage Alterations :** Alter existing foul drainage to suit new layout. Provide double seal, screw down cover & frame to existing chamber & new internal gulley both set level with new floor. Install new drain runs in below slab as agreed with Building Control.**Swimming Pool Drainage** : The contractor is to investigate and test the existing drainage arrangement to ensure that foul flows are discharged into the public sewer and that no swimming pool or surface water drainage enters the public sewer. A non-return valve should be attached to the pool outflow pipe to ensure no foul water enters the pool.**Surface Water Drainage :** Existing soakaway at rear of building is to retained for connection of new rainwater pipework.**New Concrete slab** : Shutter up and cast new C28/35 concrete slab with A393 reinforcement mesh with 75mm cover all as structural engineer’s details. Plant room area slab to self finished. Allow to provide rising ducts for services.**Plant room equipment plinths** : Allow to provide these as existing layout and sizes and as required by mechanical sub contractor.**Brickwork Wall Plinths :** Provide 2 courses of brickwork on slab with DPC for timber sole plates. Carefully drill brickwork/slab & resin fix 10mm stainless steel studding 100mm into slab. Studding at 600mm centres each with 40mm square plate washer with 10mm SS nut. **Toilet Access Ramp** : After new concrete slab has been constructed, make good surrounding surfaces and pavings on all elevations. Provide new concrete access ramp to toilet doorway with level entry and with a minimum 1:12 gradient. Finish concrete with tamped finish.**New timber frame construction** : Construct new timber studwork walls as per Roger Lock Consulting’s specification (Ref 2433/03 of March 2018). Studwork to have ply or OSB fixed internally as specified and fixed to both sides of the plant room / store partition.**New Mono Pitch Roof :** Supply & fix 150 x 47mm C24 ceiling joists and rafters at 400mm centres as per structural engineer’s details. Rafters to have restraint straps securely fixed to studwork. Supply & fix breathable membrane to rafters and treated 50x25mm battens. Provide eaves support trays. Provide internal timber bracing to rafters. Trim ceiling joists for 2 No hatches.**Roof Tiling :** Supply & lay Marley Double Roman concrete roof tiles. Provide & fix dry fix type mono pitch ridge tiles to pool elevation. Provide dry fixed cloaking both verges. Provide new metal weathering to boiler flue. Provide 2 No SS anchor points at ridge for flue stays.**Fascia & Soffit Board** : Supply & fix treated timber backing board & white upvc fascia & soffit board to eaves with end cappings. All fixed with stainless steel capped fixings as manufacturer’s recommendations**Rainwater Gutters & Downpipes** : Supply & fix white upvc half round gutters to eaves at rear of building to discharge into new upvc rainwater downpipe connected to existing SW soakaway.**External Cladding** : Supply & fix breathable membrane to stud walls with 50x25mm vertical treated battens. Supply and fix Marley Eternit “Cedral” cladding to all elevations with all trims to openings & corners etc and fixed securely as recommended by manufacturer. Colour as selected. Allow to form apertures in cladding with weatherings for gas & electric service entries, boiler condense pipework, WC overflow, external water tap & 100mm fan duct to toilet.**Windows & Doors** : All to be in white upvc with double glazing to windows and half glazed toilet door. All installed by FENSA contractor3 No Windows (rear) : nominal size 1100mm high x 600mm wide. Fixed lights with trickle vents. 1 No Toilet door – 900mm wide half glazed (either glazed with obscurity glass or not at all, frame with flush threshold for disabled access. New ramp to finish level with this. Also to include easy open lever type door handle with swing over indicator bolt and emergency access from outside. Open outwards.1 No Store door – 900mm wide standard threshold, open outwards.1 Pair Plant Room doors – 1500mm overall width with threshold. Low level combustion air supply & high level ventilation apertures with external grilles to conform with gas regulations for boiler. No fly mesh.  **Store and plant room doors to have suitable locks with 2 No keys each.** **Thermal Insulation (optional)** : Not required unless considered necessary by contractor to prevent condensation. Supply & fix the following :Above ceilings in roof voids : 270mm Rockwool quilt N/ANew walls (including partitions) : 70mm thick Celotex between studs.Floor : 70mm thick Celotex under screed (toilet only)**Roof void access** : There is to be no partition in the void between toilet & store. Provide 2 No roof void access hatches – one in store and one in plant room. Both to be insulated types (Glidevale Ltd or similar). **Internal Wall & Ceiling Finishes** : Store room & toilet walls & ceilings : 12.5mm plasterboard set in hard plaster finish. Partition wall between store & plant room to be clad in 12.5mm firecheck plasterboard both sides to full height to roof.Plant Room walls & ceiling : 12.5mm firecheck plasterboard set in hard plaster finish. Provide metal ceiling plate to boiler flue and allow to trim ceiling joists if required to conform with the Building regulations.**Floor Finishes** : Toilet : 70mm cement & sand screed laid on membrane on insulation (as 2.20). When cured, apply two coats of grey floor paint.Plant Room & Store : To be self finished concrete slab. **Skirtings, boxings & trims to openings** : Toilet : Supply & fix 100mm white upvc skirtings To all windows & doors internally : Supply & fix suitable width upvc angles mitred at corners to all sides of windows & top/sides of doors. To be fixed with suitable adhesive to cover plasterboard edges.Pipe boxing to toilet : Supply & fit white upvc SE pipe boxing (nominal size 250x150mm) as manufactured by Coverad Ltd or similar approved. Fit with required joints and trims as manufacturer’s recommendations.Plant room & Store : Supply & fix 150x50mm softwood square edged skirting fixed 15mm above concrete floor finish. Apply two coats of dark wood stain.**Wall Tiling to toilet wall** : To side wall above pipe boxing and to rear window wall, supply and fix white glazed 150mm tiles to bottom of window level. Grout joints with waterproof white grouting. **Decorations** : Allow to apply one mist coat & two coats of white emulsion to all ceilings & walls. As noted above, the toilet floor to be painted two coats of grey floor paint & plant room timber skirtings to be stained two coats.**Sanitary Ware** **& Disabled Equipment :** Allow to supply & install :Nuie (or similar approved) Doc M pack to consist of LABC approved :1 No - WC pan & cistern1 No - Basin with spray tap1 No - Hinged grab safety rail with integral toilet roll holder4 No grab safety rails In addition, if not included in pack – provide double flap toilet seat and all necessary wall & floor fixings **Soil Pipe & Wastes** : Supply & install 110mm pvc soil pipe connected to drainage (as 2.07 above). Provide branch with WC connection with WC pan connector, branch for basin waste with deep sealed trap. Provide air admittance valve (Durgo or similar) in corner above flood level. Exposed riser and Durgo valve to be white upvc. Provide white overflow pipe for WC cistern. **Water Services :** Extend existing cold water mains supply with new stopvalve at building entry point. Run new insulated mains water pipework with valved branch to boiler fill system. Run cold water mains supply to new toilet cistern with valved connections to WC, basin, external tap and water heater.Supply & install 1 No electric water heater (Redring CB6 unvented 6litre 1.5kW) with valved mains water connection. Run hot water service to basin tap.External tap : Supply and install 1 No external tap with pipework supply run directly through wall. Internally provide isolating valve and drain down point. Insulate all pipework on completion. **Mechanical Installation :** A Dorset Council approved mechanical services sub contractor is to be employed by the contractor to remove and to later re-install the gas fired boiler and all pool filtration equipment, controls and pipework. New pipework and isolation valves are to be supplied and installed where existing cannot be reused.Provide drain down valves / hose unions to enable all water systems to be fully drained for the winter period.Allow to supply and install a new stainless steel flue system to existing gas fired condensing boiler. Provide connection to boiler and external terminal. Flue to be taken to adequate height to conform to current regulations. Allow, if necessary, to install 2 No stays to external flue secured to anchor points provided by main contractor at new roof ridge.Reconnect gas supply to boiler and re-commission gas boiler. Allow to re-commission pool filtration plant and pool pump. Label valves on completion and provide “as installed” schematic A3 format drawing, laminated and mounted on plant room wall.Provide commissioning reports and certificates to include gas safety.**Electrical Installation :** Supply & install new distribution board in plant room to existing incoming supply with RCD protection and adequate ways for all lighting and power circuits with 2 No spare ways. **Boiler & pool filtration equipment** – wire all equipment as before upgrading where necessary to current regulations. Earth installation and bond all incoming services in accordance with current regulations relating to swimming pool installations.All pipework rising from the old concrete slab should be encased in trunking into the new slab.**New Lighting :** Provide the following ceiling mounted LED light fittings with timer: 2 No in toilet, 1 No in store and 2 No in plant room. Provide switches near doors in plant room & store. Provide ceiling pull switch in toilet.**Power Sockets :** Provide 1 No twin socket 13A outlet in plant room and 1 No in storeroom.**Extract fan in toilet** : Provide 1 No Xpelair DX100T extract fan in toilet at high level in rear wall with 100mm pvc wall duct and external grille. Fan to have adjustable run on timer operated with light switch. Provide fan isolator switch at high level adjacent to fan. Set fan for 10 minute run on period.**Electric water heater** **supply** : Provide fused isolator and wire 1.5kW electric water supplied and fitted by mechanical sub contractor.**Emergency Pull cord** in toilet : Provide ceiling mounted pull cord adjacent to WC as LABC requirements. Provide external flashing light and sound beacon above toilet door.**Emergency Lights** : Provide 1 No in toilet.On completion, full test electrical and plant control systems and issue certification to Building Control.**Completion and Handover** : A formal handover meeting shall be arranged with the client to hand over documentation and certificates. The mechanical and electrical systems are to be demonstrated to the client to ensure that they are conversant with the systems operation.The site shall be fully cleared of all contractor’s equipment, any damage to school buildings, paths, hardstandings or grass / garden areas etc to be re-instated. End of Specification **Section 2 c/f to Tender Summary :****Broadmayne 1st School**Knighton LaneBroadmayne, Dorset DT2 8PH February 2020**Proposed replacement of Pool Plant Room with store & Toilet.****TENDER SUMMARY****Preminaries Total clauses (1.01 – 1.17 inclusive) :****Contingency Sum – provisional sum** **The Works Total clauses (2.01 – 2.44 inclusive)****TOTAL NETT TENDER SUM : (excluding VAT)****Add VAT @ 20%** **TOTAL TENDER including VAT****Name of Contractor** : ............................................................................Address :Tel (landline) Mobile :Email address :*Signed* : .................................................Date : ...................................Print name : Director / Partner / ManagerEarliest site start date :Duration of all works :**NB : This tender summary sheet must be returned as your tender document completed in full & signed together with a covering letter on your letterheaded paper.** |  **£ p** **£ p****£****------------------****£ 1000.00****------------------** **£ p** **£ p** **£ p** **£ p** **£ p** **£ p** **£ p****£****-------------------** **£ p****£****£ 1000.00****£****-------------------****£****£****-------------------****£****-------------------** |