

Kitchen Store Remodelling & External W.C. Extension

at

Balshaws CE High School, Church Road,
Leyland, PR25 2AH

for

The Headmaster and Governors

S P E C I F I C A T I O N

BRAMLEY - PATE + PARTNERS
Chartered Architects
184/186 Station Road
Bamber Bridge
PRESTON
PR5 6SE

Tel/Fax: 01772 335357

January 2019

PRELIMINARIES

A Employer The Headmaster & Governors
 Balshaws CE High School,
 Church Road, Leyland, PR25 2AH

Architect Bramley-Pate + Partners
 184-186 Station Road, Bamber Bridge,
 Preston, PR5 6SE

Kitchen Store Re-modelling and External W.C. Extension

B The work consists of the alteration & extension to provide new kitchen store and new external toilets and refurbishment. The vehicular access is in front of the existing school via entrance roadway from Church Road to the West end of the spine corridor where there are double doors.

Conditions of Tender

C The cost of the preparation and submission of tenders is to be borne by the Tenderer without charge to the Employer and it is to be understood that the Employer may not accept the lowest or any tender.

D The Contractor is advised to visit the site and thoroughly acquaint himself with all matters which may affect the organisation and programme of the works and will be deemed to have included for all those matters in his tender.

E The Contractor will be deemed to have satisfied himself as regards the means of access to the site, the risk of injury to property adjacent to the site and the occupiers thereof, the nature of materials to be excavated, the conditions under which the works have to be carried out, the supply of and the conditions affecting labour, the facilities for obtaining the materials or articles referred to in the specification and generally to have obtained his own information on all matters affecting the execution of the work and to have allowed in his tender therefore.

F Drawings and other documents relating to the Contract may be seen at the Architect's Office by appointment.

G No claim by the Contractor for additional payment will be allowed on the grounds of misunderstanding or misapprehension in respect of any matter, nor shall the Contractor be relieved from any risk or obligation under this Contract because he did not or could not foresee any matter which may affect the execution of the work.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Form of Contract

A

The Form of Contract will be the 2011 Minor Works Form of Building Contract.

The tender is to be on a fixed price basis and claims for fluctuations on materials and labour will not be considered except in respect of contributions, levy, tax and VAT charges as described in the 1982 supplementary memorandum, amplification of the clauses being as follows:-

Clause 2.2

The date of possession for the works shall be by agreement, and shall be completed 10 weeks thereafter [agreed Trade holidays excepted].

Clause 2.8

Liquidated damage rate to be £500.00 per week.

Clause 2.10

Defects Liability Period – One Year.

Clause 5

Clause 5.3.2. to be not less than £10,000,000.00.

Clause 5.4B and 5.4C to be deleted.

Drawings

The following drawings will be incorporated in the contract documents.

B

SK/001, SK/0/1B, SK/7/1, SK/7/2

It is expected that the kitchen store element of the work be done in two phases, allowing completion of the new accommodation prior to the alteration work commencing. The toilet extension can be carried out concurrently or separately at the Contractor's discretion.

The Contractor shall submit within seven days of provisional acceptance of his tender a copy of the Specification fully priced out in detail to agree with the amount of his tender for arithmetical check and to ensure that prices therein form a fair basis for the valuation of variations. Any errors or inconsistencies discovered during examination shall be adjusted and necessary compensating adjustments shall be made so that the total amount of the Bill is the same as the tender.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

- A A programme in the form of a bar chart showing the intended dates for the execution of the works and including the works of all Sub-Contractors shall be prepared by the Contractor and submitted within seven days of the pre-site meeting.

Access to the Site

- B The site is located in an enclosed courtyard at the left hand side of the main block accommodation and in a separate area on the right hand side accessed via a tarmaced roadway from Church Road. The school entrance drive leading to the site is in use at all times by staff, pupils, visitors, buses, cars, delivery vehicles and others and must always be kept clear. Contractor vehicles are excluded from using the roadway between 8.15am to 9.00am, 12.00pm to 1.00pm and 3.15pm to 4.00pm when the school is in session and any vehicle using the access is to be managed by a 'banksman' to ensure no danger to pupils or staff.

Protection of Existing Services/Structure/Finishes

- C When any water or gas pipes, drains, cables, etc. are met within the course of the works, the Contractor must immediately notify the Architect and obtain approval to the necessary supports and protective measures he proposes to adopt which shall be in accordance with the requirements of the respective Authority or company. The Contractor must take necessary steps to protect all existing floor, wall, ceiling finishes, doors, casings etc. on the route through existing building to the site and control dust, dirt etc. in these areas and adjoining rooms.

Roads and Hardstandings

- D The Contractor will be held responsible for any damage caused by him or his Sub-Contractors to roads, car parks, footpaths and garden areas and be required to make good any damage caused at his own expense, and tarmac over whole area of site access if brand new.

Contractors Temporary Accommodation

- E The Contractor shall include for providing and maintaining any necessary storage areas required for his own and Sub-Contractors' use, maintain in a clean condition and remove on completion. There is an area close to the West end corridor doors that could provide a convenient compound.

Safety, Health & Welfare

- F The Contractor shall make provision for the health and safety of all personnel on site, provide industrial safety helmets that meet the requirements of the latest British Standard and use his best endeavours to see that such helmets are worn when necessary.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Health & Safety – CDM Regulations

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This work will be the subject of a notification to the Health & Safety Executive. A brief and basic Health & Safety Plan is appended. The Contractor will comply with the requirements of the Construction Design & Management Regulations 2015 and provide all necessary information required by the Principal Designer and for future operations by the Employer.

The Contractor shall include all costs in relation to requirements of the Principal Contractor under CDM regulations and provide Risk Assessments for the matters indicated and any other matters that come to light during the works.

Removing Rubbish, Cleaning, etc

B

The Contractor shall at all times keep the site free from accumulation of rubbish and debris arising from the execution of the works. Before handing over the completed works the Contractor shall clear all debris from site and from access areas, adjoining rooms etc, clean all surfaces, clean and test all services, equipment and installations and leave everything in perfect order to the entire satisfaction of the Architect and ready for occupation by the Employer.

Control of Noise, Pollution, etc

C

The Contractor shall ensure that all measures to control the noise levels produced by his operations on site, as required by virtue of any enactment or statutory regulation or the working rules of any industry, are strictly enforced. No radios, music, etc. is permitted and any noise is to be kept to a minimum.

Attendances

D

Include for each trade attending upon and rendering assistance, cutting away for and making good after each trade, providing the use of scaffolding, and obtaining particulars or Sub-Contractors requirements for electrical loads, holes, mortices and the like.

Site Meetings

E

Include for all expenses in attending site meetings and be responsible for arranging Sub-Contractor attendance when their presence is requested by the Architect.

Land Fill Tax

F

The Contractor shall include in his prices for all Land Fill Tax Charges in respect of the disposal of all demolition, excavation, waste and building materials and shall be deemed to have included for all such charges in his tender.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

A Expenditure against Provisional Sums

The Contractor shall not place any order or enter into any Sub-Contract or execute any work which is the subject of a prime-cost of provision sum or quantity without first having obtained the written instruction of the Architect.

B Quantities

Quantities and measurements where included in the Specification are provided for guidance only. The Contractor shall make his own assessment of the quantities and measurements required and price taking into account all the information given elsewhere in the tender documents, including all ancillary work shown or clearly apparent as being necessary for the proper completion of the work.

C Safeguarding

The works are within an occupied secondary school and the Contractor will make reasonable efforts to ensure that all operatives and Sub-Contractors operating are DBS checked and operatives and pupils must be kept separate at all times.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension – Job Ref. 4229

Kitchen Store – Phase One
Demolition

- 1 Carefully prop for and take down the following single storey structures – Cart away unless specifically directed.
- 2 Carefully remove existing stone/p.c. concrete parapet copings. 14m.
- 3 Carefully take down existing cavity brickwork parapet walls to existing roof level incl. careful cutting out/toothing to parapet walls to remain and removal of existing asphalt upstands, flashings etc. Retain facing bricks for re-use. 7m².
- 4 Carefully prop for and cut back existing concrete roof and form new cut edge in new location to take steelwork, incl. asphalt and other roof covering etc. 11m² approx.
- 5 Take down cavity brickwork on two faces including existing U.P.V.C. door, lintels etc. Carefully cut out, clean, stack and retain existing facing bricks for re-use, cart away remainder. Include careful toothing in to existing brickwork to remain. 22.5m² approx.
- 6 Carefully take down/excavate existing sub-structure at edge of existing concrete floor. 250mm deep approx. 14m long approx. – cart away.
- 7 Remove existing external door/panel from end of existing corridor and cart away.
- 8 Carefully peel back – cut back as necessary existing felt roof covering and substrate of existing 'garage' roof to allow new wall to external existing – 1m approx.

External W.C. Extension/Stores
Demolition

- 9 Carefully take out 9 No. W.C.'s, cisterns etc and cart away.
- 10 Carefully take off 9 No. timber cubicle doors and casings and cart away.
- 11 Carefully demolish tiled brick/block partition walls, pipes etc. and cut out to just below existing floor finish. 30m² - cart away.
- 12 Carefully form new door opening 1100 wide in 100mm thick brick/block wall.
- 13 Knock off various areas of tiles from remaining walls, scrape walls to remove `tile adhesive etc. 32m².
- 14 Carefully strip out various timber pipe boxings, wall cladding etc. Remove all fixings from walls/floors and cart away. 18m² approx.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension – Job Ref. 4229

15

Carefully cut out into existing cavity where new walls to join up to existing. 5.6m.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension – Job Ref. 4229

Excavation

- 1 Carefully cut with machine existing tarmac surface at edge of area of extension to leave neat joint and excavate tarmac/hardcore. 300mm deep. 15m². Store excavated material on site for re-use.
- 2 Excavate to expose existing foundations in 2 No. locations.
- 3 Excavate for new foundations 600mm wide – max 1000mm below site strip level, including careful hand dig against existing foundations. 7.4m.
- 4 Carefully excavate to find/expose existing drains. Max 750mm deep – 9m approx.
- 5 Excavate for new foul drains under existing building. Max 750mm deep. 10m approx.
- 6 Include back filling last using excavated material compacted in 7.5m layers.
- 7 Provide and lay patch tarmac of 65mm base and 20mm top coat above existing excavations, compact and roll level with existing around 12m².

Excavation - Toilets

- 8 Carefully cut out with machine existing tarmac surface at edge of area of extension to leave neat joint and excavate tarmac/hardcore. 300mm deep. 18m². Store excavated material on site for re-use.
- 9 Carefully excavate to expose existing foundations along existing wall.
- 10 Excavate for new foundations 600mm wide – max 1000mm below site strip level, including careful hand dig against existing foundations. 11m
- 11 Carefully excavate to find/expose existing drains. Max 75mm deep – 4m approx.
- 12 Excavate for new foul drains under existing building max 750mm deep, 8m approx.
- 13 Include backfilling last using excavated material compacted in 75mm layers.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension – Job Ref. 4229

Concrete

- 1 Provide and lay in prepared foundations new C25 Concrete strip footings. 600mm wide x 200mm deep & include casting against cleaned and prepared existing concrete foundations.
- 2 Provide and lay over prepared existing ground new selected recycled hardcore 75mm down and compact in 75mm layers up to level of existing concrete floor. 3.2 cu.m. approx.
- 3 Provide and lay blinding sand 15mm thick over existing concrete floor and prepared hardcore. 27m²
- 4 Provide and lay Visqueen 1200 gauge DPM over blinded floor area including turning up walls etc. and turning into DPC and sealing/lapping all joints, and cutting and fitting around pipes etc. 31m².
- 5 Provide and lay Kingspan or equal underfloor insulation boards. 80mm thick. 27m².
- 6 Provide and lay 150mm thick concrete floor incl. reinforcement, float level and smooth and including dressing around 2 No. pipes/gullies etc. 27m².

Concrete - Toilets

- 7 Provide and lay in prepared foundations new C25 Concrete strip footings. 600mm wide x 200mm deep and include casting against cleaned and prepared existing concrete foundations. 11m.
- 8 Provide and lay over prepared existing ground new selected recycled hardcore 75mm down and compact in 75mm layers up to level of existing concrete floor. 6.0 cu.m. approx.
- 9 Provide and lay blinding sand 50mm thick over prepared hardcore. 12m².
- 10 Provide and lay Visqueen 1200 gauge DPM over blinded floor area including turning up walls etc. and turning into DPC and sealing/taping all joints and cutting and fitting around pipes etc. 1 & 2m²
- 11 Provide and lay Kingspan or equal underfloor insulation boards. 75mm thick. 12m².
- 12 Provide and lay 150mm thick concrete floor, float level and smooth and including dressing around 2 No. pipes/gullies etc. 12m².and including forming 9mm deep matwell inside ext doorway.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Brick/Blockwork

- 1 Build up substructure from new concrete footings in concrete brick/block as cavity work, toothing in to existing in 2 locations, up to 2 courses below ground level. Include forming 100mm cavity to match existing and filling with weak cement mix – 7m o/a.
- 2 Provide and lay carefully selected facing bricks taken from demolitions for one way 1m² approx. and new facing bricks to match existing kitchen building for other 3.36m² approx – up to DPC level – outer leaf only.
- 3 Provide and lay concrete brick/block substructure up from new concrete to match coursing of existing. 4.36m².
- 4 Provide and lay 'Alumite' DPC in both leaves of external wall including connecting and cutting in and sealing to existing DPC's. 15.5m o/a – incl. turning Visquen DPM with DPC course and sealing.
- 5 Provide and lay in cement mortar selected facing bricks taken from demolition and build up outer leaf of 'existing' elevation including forming new window opening, toothing in, raking cutting and end of parapet wall, and return pier in original bricks to 'back' elevation 440mm wide. 9m².
- 6 Provide and lay in cement mortar new facing bricks to match back of kitchen and build up outerleaf incl. forming 1 new opening, toothing in to existing etc. 14m².
- 7 Provide and build up new inner leaf in dense concrete Blockwork including s.s. cavity ties at 450 c/s vertically and 750 c/s horizontally, incl. closing reveals, cavities etc. 23m².
- 8 Provide and install 50m Kingspan Kooltherm K8 cavity board insulation 23m² approx.
- 9 Provide and build in 1 no. splayed end 'stone finish' precast concrete lintel. Approx. 1100mm long o/a.
- 10 Provide and build in the following I.G. 100mm cavity lintels
 - 1 no. 1100mm long
 - 1 no. 1200mm long
- 11 Provide and install under edge of existing concrete roof (where cutback) 2 no. 203 x 133 x 30kg U.B.S. including setting into prepared bearings in existing walls and include packing and pointing up tight to u.s. of existing concrete roof. 4.6m each o/a.
- 12 Build up in cavity work, dense block inner leaf, facing brick outer leaf, on existing concrete roof above new steels, incl. horizontal D.P.C.'s, toothing in to existing, and new work at either end, cavity ties and building on hangers for trusses 9 no. 12.5m² approx.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

- 13 Build up in cavity work parapet to match existing in facing brickwork – approx. 30m deep and include provide and fit, bedded in cement mortar and fixed with s.s. screws, precast concrete double pitched parapet coping to match existing 5.6m long o/a.
- 14 Carefully build up in external leaf existing window opening, matching coursing/mortar in bricks taken from demolitions 1.4m².
- 15 Ditto ditto in concrete brick/block inner leaf. 1.4m².
- 16 Build up in concrete brick/block dividing wall in existing building incl. D.P.C. – starter bars either side – 11m² incl. wedge and print up to u.s. of existing concrete roof.
- 17 Provide and install in prepared opening in existing 9” brick wall
1 no. I.G. or equal box 200 lintel
3.3m long to u/s of existing concrete roof – point up etc.
- 18 Cut out/provide openings for fan extracts in cavity walls
1 no. 100mm drain
2 no. 300mm drain
- 19 Provide/form 2 no. concrete steps 1m wide, 180 rise, 250 going in-situ or pre-cast concrete and build in to existing wall etc., flush with existing floor level at top. Point up.

Phase II

- 20 Carefully build up in brick/blockwork 2 No. existing doorways. Flush with existing both sides 4m².
- 21 Carefully form new doorway in existing blockwall 100m thick and install new one bar p.c. lintel 140mm deep 1100mm long.
- 22 Carefully cut out to side of existing doorway to form new reveal, move existing lintel to suit and build up in clockwork to form new doorway,

Brick/Blockwork Toilets

- 23 Build up substructure from new concrete footings in concrete brick/block as cavity work, toothing in to existing in 2 locations, up to 2 courses below ground level. Include forming 100mm cavity to match existing and filling with weak cement mix – 10.6 m o/a.
- 24 Provide and lay carefully selected new or second hand facing bricks as similar as possible to existing to match existing building for other 3.36m² approx – up to DPC level – outer leaf only.
- 25 Provide and lay concrete brick/block substructure up from new concrete to match coursing of existing. 3.5m².
- 26 Provide and lay ‘Alumite’ DPC in both leaves of external wall including connecting and cutting in and sealing to existing DPC’s. 22m o/a – incl. turning Visqueen DPM with DPC course and sealing.

- 27 Provide and lay in cement mortar selected new or second hand facing bricks and build up outer leaf including forming new window/door opening, toothing in, and into end of parapet walls. 24m².
- 28 Provide and build up new inner leaf and new internal partition walls in dense concrete including s.s. cavity ties at 750 c/s horizontally and vertically 450 c/s, incl. closing reveals, cavities etc. 30m².
- 29 Provide and install 50mm Kingspan Kooltherm K8 or equal cavity wall insulation 24m² approx.
- 30 Provide and build in 1 no. splayed end 'stone finish' precast concrete lintel. Approx. 1300mm long o/a.
- 31 Provide and build in the following I.G. 100 mm cavity lintels
2 no. 900mm long
- 32 Build up in cavity work parapet to match existing in facing brickwork – approx. 300mm deep and include provide and fit, bedded in cement mortar and fixed with s.s. screws, precast concrete double pitched parapet coping to match existing and include forming new opening in parapet for rainwater 850 x 200mm at lowest point 2 No. 12m o/a.
- 33 Carefully build up in external leaf existing window openings, matching coursing/mortar in bricks taken from demolitions 2.0m².
- 34 Ditto ditto in concrete brick/block internal walls. 3m².
- 35 Provide and install in prepared opening in existing 4" brick/block wall
1 no. I.G. or equal box 200 lintel
3.3m long to u/s of existing concrete roof – point up etc.
- 36 Cut out/provide openings for fan extracts in cavity walls
1 no. 100mm drain
2 no. 150mm drain
- 37 Provide/form 1 no. concrete step/threshold 1.1m wide, 180 rise, 250 going in-situ or pre-cast concrete and build in to existing wall etc., flush with existing floor level at top. Point up.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Woodwork

- 1 Provide and fix 100 x 75mm treated timber wall plate fixed to top of inner leaf with 1200mm long steel holding down straps at 1200 c/s – once bent and plugged and screwed to blockwork 3 times each 5.5m o/a.
- 2 Provide and fix mono trusses at 600 c/s – specialist designed min. dim 40mm thick structural members. Span 4.1m 4.7m x 1.7m xxx o/a. Fix to wall plate with framing anchors and set in hangars and bolt to blockwork. 10 no.
- 3 Provide and fit diagonal bracing at ceiling and top chord level – 100 x 19mm x 10mm.
- 4 Provide and fix noggins/framing between existing wall and truss to take horizontal soffit boarding. 3m approx.
- 5 Provide and fit 12.5mm W.B.P. soffit boarding 300mm wide and new matching timber fascia approx 250mm deep. 5.5m long including end plate – one end only.
- 6 Provide and fix to u.s. of trusses 12.5mm foil backed plasterboards, joints staggered and backed with noggins, include plaster scrim to all joints/junctions. 25.5m².
- 7 Provide and fix stud partitions max 2.9m high 100 x 50 s.w. studs at 600mm c/s with noggins at 1200mm c/s vertically incl. forming 2 no. doorways, filling voids full with Rockwool acoustic batts and both sides faced with 12.5mm foil backed plasterboard. 8.5m o/a.
- 8 Provide and fix 2 no. new ½ hour resisting flush doors with light oak veneer finish in new casings 900 x 2100 o/a including 1½ pair of 100mm Derlrin washered butt hinges, one set of lever handles/latch and cylinder lock (keys on school suite), kicking plate etc. on each door.
- 9 Briton 2000 or equal overhead door closer on one door only.
- 10 Provide and fix 2 no. new U.P.V.C. windows- 2 light one top hung opening light to each incl. locking 2 position latches, s.s. side acting hinges etc. Double glazed I toughened glass and fully bedded in reveals and fixed with brackets to inner leaf/reveal closer. Sealed externally with one part polyurethane sealant – white – and to include projecting all section in UPVC etc.
- 11 Provide and fix waterproof grade MDF window cill and soffit, 19mm thick, 900mm long approx. 4 no.
- 12 Provide and fix one pair 19mm MDF cupboard doors in casing 2.1m tall o/a, 1200mm wide o/a, including 2 bolts and cupboard catch.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Woodwork cont'd...

- 13 Provide and fit studding bulkhead above last 800mm high x 120mm wide and clad one side with 12.5mm M.D.F. ready for painting.
- 14 Provide and install between trusses proprietary UPVC ceiling access hatch (above corridor).
- 15 Provide and install in 2 layers 250mm Rockwool or equal insulation quilt above ceiling, one layer between trusses and one layer across trusses. 25.5m².
- 16 Provide and install 'Bushboard' or equal melamine faced solid laminate core shower and toilet cubicle walls 2100mm high incl. 2 doors, hinges, raised pedestal feet, reinforced top rail, coat hooks and indicator bolts on doors. 4.3m long with 1 no. divider 900 deep.
- 17 Provide and fit noggins, fixings and fineline plasterboard steel encasement/boxing 700mm girth 4.3m long o/a and seal to walls/ceilings etc.

Phase II

- 18 Carefully re-hang existing door in existing casing to open internally incl. retaining/re-fitting all existing ironmongery etc.
- 19 Carefully patch using new foil backed plasterboard existing ceilings where walls removed, set flush with existing 450mm max girth x 8 long o/a.
- 20 Carefully remove 4 No. existing doors and casings and install 2 No. doors and casings in new openings incl. all existing ironmongery etc. Cart away spare doors/casings having stripped ironmongery and handed to school.
- 21 Provide and fix new architraves to 3 No. doorways 15m.
- 22 Cut in and make up existing skirting boards in three locations to match existing 3.5m

Woodwork Toilets/Stores

- 23 Provide and fix 150 x 50mm treated timber joists fixed to inner leaf with rails and expanding anchors at 600 c/s. 40 o/a.
- 24 Provide and fix 19mm wbp plywood deck laid to falls on firings. 12m².
- 25 Provide and fit noggin/bracing etc at ceiling chord level – 5m.
- 26 Provide and fix to u.s. of joists 12.5mm foil backed plasterboards, joints staggered and backed with noggins, include jute scrim to all joints/junctions. 12.5m².

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Woodwork cont'd

- 27 Provide and fix 4 no. new ½ hour resisting solid core flush doors with light oak veneer finish in new casings 1000 x 2100 o/a including 1½ pair of 100mm delring washered butt hinges, two sets off lever handles/indicator toilet locking and 2 sets cylinder lock latch and lever bundles, kicking plate etc. on each door.
- 28 Briton 2000 or equal overhead door closer on external door only.
- 29 Provide and fix 2 no. new U.P.V.C. windows- 2 light one top hung opening light to each incl. locking 2 position latches, s.s. side acting hinges etc. Double glazed I toughened glass and fully bedded in reveals and fixed with brackets to inner leaf/reveal closer. Sealed externally with one part polyurethane sealant – white – and to include projecting all section in UPVC etc. 685 x 970mm approx o/a.
- 30 Provide and fix waterproof grade MDF window cill and soffit, 19mm thick, 900mm long approx. 4 no.
- 31 Provide and fix one external 44mm 'composite aluminium' in matching casing 2.1m tall o/a, 1010mm wide o/a, including external lever latch and cylinder lock on school suite.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Roofer

1 Provide and fix over trusses etc. new breathable sarking felt, klober, Tyrek or equal and fix with 32 x 25mm treated battens at centres to match existing incl. noggins and fixings at gable end etc. 28.5m² approx. Include leaning tails into gutter and upstand for flashings etc.

2 Provide and fix with galvanised clout nails suitable selected second hand blue black slates obtained from approved source to match size and coursing of existing sate roof. Headlap 100mm. 28.5m² finished, include coursing in to existing slating.

3 Provide and fix new code 45 apron flashing to top of roof, forming upstand against parapet wall, turning in under parapet coping and dressing don over slates and round end of parapet and into proposed cut in bark wedge and seal up using lead wedges and one part polyurethane sealant – colour grey. 600mm max girth x 5.8m long.

4 Provide and fix proprietary profiled gable cover in G.R.P. – colour grey - to clip over slates and fix to brickwork with non ferrous screws. 5.0m.

5 Provide and fix once moulded white aluminium gutter to match existing and fix to new fascia and connect t existing and fall back to existing RWP incl. 1 no. stop end 5.7m

6 Carefully clean off, scrape, strip as necessary existing flat asphalt roof including upstands, flashings, rainwater outlets etc. – cart away detritus. 20m².

7 Provide and lay over prepared substrate new Kingspan Thermaroof TR26 insulation mechanically fixed to concrete roof substrate. 20m².

8 Provide and fix 'Extra Eva' polymeric membrane 2.4mm thick, mechanically fixed to insulation boards re turned up against all parapets and in/under existing lead flashings. Include adhesive fixed waterproof fibre board upstands at parapets if necessary and forming new recesses in insulation to allow rainwater to drain into existing rainwater outlets (2 no.) Include dressing Extera membrane into and through outlets, sealing all joints and wells etc. All to be installed in accordance with manufacturer's instructions and to have 30 year insurance backed guarantee for material and workmanship. 28m².

Roofer Toilets/Stores

9 Provide and fix once moulded aluminium hopper head and downspout to match existing and fix to new brickwork and connect to existing gully. 4.6m

10 Carefully clean off, scrape, strip as necessary existing flat asphalt roof including upstands, flashings, rainwater outlets etc. – cart away detritus. Carefully remove 4 No. existing rooflights and board over

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Roofer cont'd...

aperture with 19mm WBP plywood and noggins as necessary.

- 11 Provide and lay over prepared substrate new Kingspan Thermaroof TR26 insulation mechanically fixed to concrete roof substrate. 84m²
- 12 Provide and fix 'Exteva' polymeric membrane 2.4mm thick, mechanically fixed to insulation boards re turned up against all parapets and in/under existing lead flashings. Include adhesive fixed waterproof fibre board upstands at parapets if necessary and forming new recesses in insulation to allow rainwater to drain into existing rainwater outlets (2 no.) Include dressing Extera membrane into and through outlets, sealing all joints and wells etc. All to be installed in accordance with manufacturer's instructions and to have 30 year insurance backed guarantee for material and workmanship. 88m².
- 13 Carefully form new drops and rainwater outlet through existing or new parapet walls including forming, glueing, fixing etc. into plate through formed openings and dressing with new or existing hopper heads. 5 No. locations.
- 14 Carefully lift and dress down existing lead flashings including repairing/re-setting where necessary 48m.
- 15 Provide and install under new copings new code 5 lead flashings turned and dressed down over new roof covering upstands. Max 300mm girth 15m o/a.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Wall, Floor & Ceiling Finishes

- 1 Prepare, scrape to provide key to existing painted masonry wall to take new plaster and apply bonding agent. 10.5m²
- 2 Provide and apply in 3 coat work 'hardwall' plaster to existing and new block/brickwalls incl. skim coat, skim reinforcement, UPVC corner and stop beads etc. 18m².
- 3 Provide and apply skim coat to all new plasterboard ceilings incl. scrim, joint tape etc. 28m².
- 4 Provide and apply skim coat to all new plasterboard walls. 62m².
- 5 Provide and fix floor to ceiling melamine faced 'shower board' to existing/new plastered walls in shower incl. all jointing strips, bedding and sealing to shower tray and partitions etc. 8.5m²
- 6 Provide and fix tile splashback to new wash basin 1m².
- 7 Provide and lay latex screed and dress level and smooth over new concrete floors to take new vinyl flooring. 28m².
- 8 Provide and lay new Polyflor Polysafe Modena non-slip rough flooring 2mm thick laid in approved adhesive to new floors and 2 No. steps and include cove skirting in vinyl up walls on all sides and sealing/welding joints and mitres etc. 31m² o/a.
- 9 Prepare and provide and apply one primer and two coats of eggshell oil paint to all new plastered walls. 80m².
- 10 Prepare and provide and apply one primer and two coats of vinyl matt emulsion paint to all new plastered ceilings. 28m².
- 11 Prepare and provide and apply one primer coat and one undercoat and two coats of gloss paint to all door casings, architraves, window boards and the like max 300mm girth. 15m o/a.
- 12 Prepare, provide and apply two coats of masonry paint to existing and new walls in store. 40m².
- 13 Provide and fix 2 No. aluminium nosings to new steps each 900mm long with contrasting coloured non slip insert strips bedded on approved adhesive and plugged and screws.
- 14 Prepare, provide and apply one primer and two coats of microporous paint to soffits and fascias – new and existing. 300 max girth x 16m long.
- 15 Provide and loose fit Burmatex Grimebuster mat in prepared matwell inside ext. doors 3 sq. m.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

Wall, Floor & Ceiling Finishes cont'd...

Phase II

- 16 Carefully take up existing vinyl flooring in 3 No. rooms – cart away.
- 17 Carefully cut out existing walls below slab surface and apply latex self levelling screed over all. 20m².
- 18 Provide and lay new Polyfloor Modena or equal 2mm thick vinyl flooring in manufacturers approved adhesive – all joints welded and incl. trimming up walls 75mm as core skirting. Seal to walls.
- 19 Plaster patch where walls removed or openings built up or broken out in matching material incl. bonding agent and dress flush with existing. 16m².
- 20 Provide and apply plaster skim to ceilings where walls removed to match them with existing 3.6m² approx.
- 21 Prepare and provide and apply two coats of eggshell oil paint to new or existing plaster walls. 60m².
- 22 Prepare and provide and apply two coats vinyl matt emulsion paint to new or existing plaster ceilings. 20m².
- 23 Prepare, provide and apply two coats of gloss paint to door casings, skirtings and the lie max 350mm girth 21m.

Wall, Floor & Ceiling Finishes – Toilets/Stores

- 24 Prepare, scrape to provide key to existing painted masonry wall to take new plaster and apply bonding agent. 12.5m²
- 25 Provide and apply in 3 coat work 'hardwall' plaster to existing and new block/brickwalls incl. skim coat, skim reinforcement, UPVC corner and stop beads etc. 18m².
- 26 Provide and apply skim coat to all new plasterboard ceilings incl. scrim, joint tape etc. 11.5m².
- 27 Provide and fix wall tiling to new surfaces and wash basins 9.6m², incl edge trims, grout etc.
- 28 Provide and lay latex screed and dress level and smooth over new concrete floors to take new vinyl flooring. 11.5m².
- 29 Provide and lay new Polyflor Polysafe Modena non-slip flooring 2mm thick laid in approved adhesive to new floors and 2 No. steps and include cove skirtings in vinyl up walls on all sides and sealing/welding joints and mitres etc. 11.5m² o/a.

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Wall, Floor & Ceiling Finishes – Toilets/Stores cont'd...

- 30 Prepare and provide and apply one primer and two coats of eggshell oil paint to all new plastered walls. 18m².
- 31 Prepare and provide and apply one primer and two coats of vinyl matt emulsion paint to all new existing plastered ceilings. 80m².
- 32 Prepare and provide and apply one primer coat and one undercoat and two coats of gloss paint to all door casings, architraves, window boards and the like max 300mm girth. 24m o/a.
- 33 Prepare, provide and apply two coats of masonry paint to existing and new walls in store. 94m².
- 34 Provide and fix 1 No. aluminium nosings to new steps each 900mm long with contrasting coloured non slip insert strips bedded on approved adhesive and plugged and screws.
- 35 Prepare, provide and apply one primer and two coats of microporous paint to existing windows/doors/casings etc. – new and existing. 300 max girth x 60m long approx.
- 36 Prepare steam and clean. Provide and apply 2 coats of approved epoxy floor paint – pale grey to existing floors in stairs where tiled or made good. 32m².
- 37 Armstrong or equal, Prima Cirrus 600 x 600 x 19mm tegular, suspended lay in grid ceiling system fully clipped; Prelude XL ITC24 metal grid hangars. Including shadow batten 32 x 50mm painted black. 8m². (Office).

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Electrical Works

- 1 Switch off, disconnect existing electrical mains services where needed to 'break in' to extend existing circuits or carry out alterations safely.
- 2 Provide and fix electrical supplies, back boxes, junction boxes etc. and fittings to serve:

17 No. double 13 amp sockets
16 No. lighting points on ceiling, wall switches etc.
7 No. spur boxes for other wall mounted equipment. 1 No. 30 Amp.
4 No. 20 Amp.
- 3 Wall mounted dado trunking to take power/Cat 6 cables – 1 No. 4m long & 2 No. 900 long ditto.
- 4 Provide and fix 14 No. 1200 long single batten LED fittings including diffuser etc. suitable for damp/food areas.
- 5 Provide and fix 2 No. 600 x 600mm recessed LED light fittings
- 6 Provide and install Cat 6 IT cabling to feed 5 terminal locations from existing hub in kitchen including terminal points, boxes, casings, conduits, etc – inset in dado trunking or wall mounted.
- 7 Item – Liaison with Messrs. ADT Fire & Security plc, ADT house, Unit 61 Stephenson Way, Technology Park, LI3 1HD (Tel: 0151 551 4000) to adjust as necessary/extend fire detection and alarm system.
- 8 Provide and install 2 No. telephone points and cables back to telephone exchange hub in main building for connection by others.
Provide NICEIC or IEE Completion Test and Certificate to cover electrical works carried out.

Mechanical Installation/Plumbing

- 9 The existing heating installation is a large bore steel pipe circulating hot water system which requires alteration in certain areas.
- 10 Carefully freeze or drain down existing hot water heating circuits and make connections to existing steel f & r pipework to feed new radiators as follows and remove sections of skirting pipe.

Myson, Stelrad or equal double surface, finned and including slimline covers, thermostatic valves, etc.
- 11 1 No. 900 long in Office
1 No. 1200 long in Workstations Area under window
2 No. 600 long in disabled W.C.'s

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

Mechanical Installation/Plumbing cont'd...

- 12 Make good and operative existing radiators in corridor etc.
- 13 Provide from existing hot and cold water supply pipework in kitchen much as existing, the following supplies in 12.5mm copper pipe including 'ball & fix' valves, pipe brackets, connections etc. 2/16
- 14 3 No. cold supplies to toilets
3 No. cold supply to sink
3 No. hot supply to sink
1 No. cold supply to shower
- 15 Provide and fix the following sanitary fittings:
- 16 3 No. new hand wash Armitage Shanks Portman or equal incl. 2 No. high neck taps including plumbing connection to copper (not flexible) pipes, etc. well fixed back to walls.
1 No. close coupled W.C./cistern – dual flush incl. black PVC seat
1 No. 800mm sq. porcelain or Armacast shower tray incl. waste trap etc.
2 No. doc M pack WC's – Armitage Shanks or equal.
- 17 Provide and seal to walls/tiling shower board or cubicles using silicone sealant to all sanitary fittings.
- 18 Provide and fix new waste pipework in 38mm UPVC, bottle traps, anti-syphon valves etc. and connect sink to existing waste outlet through external wall and to back of W.C./drain.
- 19 Provide and fix Mira or equal 9kw electric shower incl. thermostatic temperature control, shower head, hoses bracket etc. and fix to shower board wall in accordance with manufacturer's instructions. Connect to mains cold supply and isolated 30 Amp mains electricity supply. Seal to wallboard etc.
- 20 Provide and install 2 No. Vent Axia Lo Carbon TX9PL 9" ceiling mounted fan incl. ductwork to external air below parapet and incl. thermostatic control of both fans from one controller positioned by entrance door.
- 21 Provide and fit 3 No. Vent Axia Centrif bathroom fan 150 diameter in existing wall above shower and in new toilets incl. operation from light switch, isolator etc.
- 22 Check over existing fans in 'Pantry' and leave operating satisfactorily.
- 23 Provide and fit 2 No. Vent Axia centre f wall fans in stores operated from 'humidistat'.
- 24 Provide and lay new sw 100mm drain to outside of building incl. new restbend for W.C. connection at existing wall and shower trap connection, set to fall through existing wall bends/drops etc. all sat in

Balshaws CE High School – Kitchen Store Remodelling & External
W.C. Extension

pea gravel. 12m.

25

Provide and install on existing drain externally 2 No. new 600mm diameter Inspection Chambers and new 100mm connection externally incl. medium duty cast iron covers etc. Back fill and set up with well compacted MOT hardcore compacted in 75mm layers to u.s. of existing Tarmac.

Balshaws CE High School – Kitchen Store Remodelling & External W.C. Extension

SUMMARY

Page 1/1 - 1/5	Preliminaries, General Conditions.
Page 2/1 – 2/18	Specification, Detailed Description.
Contingencies	Provide the provisional sum of £6,000.00 (Six thousand pounds) for unforeseen contingencies to be expended only on instructions from the Architects. Add for profit and overheads in attendance on other trades (%)
Total amount of Tender excluding VAT	

I/we the undersigned do hereby agree to enter into an agreement with the Headmaster and Governors of Balshaws CE High School to execute a contract in the terms of this Tender and complete the whole of the works within the weeks of the school holidays as described in the specification.

Dated this.....

Signed.....

On behalf of.....

Address

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