**WORK SCHEDULES AND**

**EMPLOYER’S REQUIREMENTS**

1. **OFFICE TRANSFORMATION PROGRAMME (OTP)**
2. **CUSTOMER EXPERIENCE ENHANCEMENT PROGRAMME + FUTURE NORTHANTS (CEEP+FN)**
3. **MANAGEMENT OF THE REFURBISHMENT OF THE AIR HANDLING UNIT (AHU), DUCTWORK AND ASSOCIATED PLANT**

At

**EAST NORTHAMPTONSHIRE COUNCIL**

**CEDAR DRIVE**

**THRAPSTON**

**NORTHAMPTONSHIRE**

**NN14 4LZ**

For

**EAST NORTHAMPTONSHIRE COUNCIL**

|  |  |  |
| --- | --- | --- |
| **Our Ref:**  **Date:** | 19.369; 19.426; 19.436  January 2020 | **Prepared by:**  BMO Surveying  Unit 8E Mobbs Miller House  Christchurch Road  Northampton  NN1 5LL  **T:** 01604 715225  **E:** [bmosurveying@btconnect.com](mailto:bmosurveying@btconnect.com) |

**Terms and meanings used in the Work Schedules**

* Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fastenings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
* Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for the purpose.
* Supply and fix: As above, but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
* Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.
* Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/or replacement.
* Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
* Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
* Refix: Fix removed products.
* Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
* Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
* System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

| **Item** | **Description of Works** | **Price** |
| --- | --- | --- |
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| **0** | **GENERAL REQUIREMENTS** |  |
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| **10** | **General notes** |  |
|  | The contractor will be deemed to have visited site at tender stage to ascertain the nature and extent of the works including materials required. |  |
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|  | All removal of waste, rubbish, rubble, debris, etc. are deemed to include carting to skips and disposal off site. |  |
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|  | All colours will be notified/confirmed prior to the commencement of the works. |  |
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|  | The Contractor is to accept responsibility for coordination, supervision and administration of the Works, including subcontracts. Obtain and supply information as necessary for coordination of the works. |  |
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| **20** | **Asbestos** |  |
|  | The Employer has commissioned a Refurbishment & Demolition Asbestos survey. The results are available to the Contractor in Document 2. |  |
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| **30** | **Temporary hoarding/screens** |  |
|  | The contractor is to erect temporary hoarding/screens as they require in all phases 1 - 4 in order to carry out the works with due regard to Health and Safety; using 75 x 50mm s/w framing and lined with hardboard sheeting/lining; on completion of the works, the contractor is to dismantle/take down timber hoarding/screens, cart to skip and dispose off site; make good to all affected surfaces and touch up decorations disturbed. |  |
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| **40** | **Protection of existing surfaces** |  |
|  | The contractor shall protect existing surfaces adjacent the work areas in all phases 1 - 4 from damage, paint splashes, etc; provide and install temporary floor, wall and ceiling protection as required; remove temporary protection on completion of the works. |  |
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| **50** | **Phasing of the works** |  |
|  | The contractor shall carry out the works in the following order as required by the Employer (East Northamptonshire Council). |  |
|  |  |  |
|  | * Phase 1 – Lower Ground Floor: Environmental Services. * Phase 2 – Lower Ground Floor: Staff Room (A) and Collaborative Space (B) * Phase 3 – Reception Area: CEEP * Phase 4 - First Floor: Revs and Bens |  |
|  |  |  |
|  | The contractor shall price the works accordingly based on Phases 1 – 4 and shall prepare a detailed programme of works at tender stage that indicates the phasing of the works. The programme of works is to be updated every 2 weeks and a new programme presented at fortnightly site meetings. |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **1** | **OFFICE TRANSFORMATION PROGRAMME – ENVIRONMENTAL SERVICES** |  |
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|  | **PHASE 1 – LOWER GROUND FLOOR** |  |
|  | In preparing their tender the contractor shall refer to drawing number Phase 19.369.02 (Lower Ground Floor) |  |
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| **60** | **Demolitions to all room areas** |  |
|  | The contractor shall demolish non-load bearing demountable partition walls including doors, frames and the like as indicated on drawing number 19.369.02; clear debris into skip and dispose off site. Retain plastic skirtings for re-use where appropriate; make good to all affected surfaces; **carefully take down all glazed screens/partitions and save for reuse as shown on drawing 19.369.02. Additionally, carefully take down and store 2 of the obsolete single doors for re-use as D.18 and D.19 in Phase 3 as shown on drawing 24.436.03.** |  |
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| **70** | **Strip out** |  |
|  | The contractor shall completely strip out the existing rooms of all remaining fixtures and fittings (i.e. shelving units, tables, cupboards, notice boards, wall mounted clothes hooks, etc.); cart to skip and dispose of site; make good to affected surfaces. |  |
|  |  |  |
|  | Lift existing floor coverings complete throughout the work areas, any type, any description; cart to skip and dispose off site; make good to all affected surfaces. |  |
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| **80** | **Glazed partitions** |  |
|  | Reuse and reconstruct the saved glazed partition walls using full height glazed wall sections taken down during the demolition works; prepare and install the glazed wall sections to locations as shown on drawing 19.369.02 with or without blinds (where applicable) and leave in full working order on installation. |  |
|  |  |  |
|  | It is necessary to purchase 4no. glazed panel as shown on drawing number 19.369.02; the contractor shall employ a specialist to manufacture, supply, deliver and install new glazed wall panels which shall match the existing wall and glazed panels (excluding internal blinds); erect glazed wall panels and leave in working order. |  |
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| **90** | **New partition walls and amendments to suspended ceiling** |  |
|  | The contractor shall construct new Wall Types ‘A’ and ‘B’ as indicated on drawing number 19.369.02. Price for the following wall constructions: |  |
|  |  |  |
|  | Construct wall ‘Type A’ using 70m Gypframe metal C stud at 600mm centres with 1 layer of 15mm thick Fireline board lining each side of C studs; 25mm thick Isover APR 1200 in wall cavities; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | Construct wall ‘Type B’ using 70m Gypframe metal C stud at 600mm centres with 1 layer of 15mm thick Soundbloc board lining each side of C studs; incorporate Gypframe service support plates x 4 and 18mm thick plywood to support the screen and thin client; 25mm thick Isover APR 1200 in wall cavities; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
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|  | For walls ‘Type A & Type B’, allow to take down the existing mineral fibre suspended ceiling system in order to take the partition head a maximum of 600mm into the ceiling void to the existing concrete soffit. Reinstate the suspended ceiling including for amendments to the ceiling grid; allow for all labour and materials to amend the hangers, ceiling grid and edge trims/cutting mineral fibre tiles and leaving in a clean and finished state. |  |
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|  | To wall Types A and B, the contractor shall supply and fix hardwood or plastic skirting boards to match existing. |  |
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| **100** | **Acoustic insulation pad above ceilings in meeting room and server room** |  |
|  | The contractor shall take down as required the existing suspended ceiling tiles to the meeting and server rooms as indicted on drawing number 19.369.02; set aside for reuse. |  |
|  |  |  |
|  | Supply and install 100mm thick of Acoustic insulation pads over the suspended ceiling tiles for the extent of both rooms; leave in a neat state and reinstate the suspended ceiling tiles as required. |  |
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| **110** | **Doors D.1, D.4, D.5, D.6, D.7, D.8, D.9** |  |
|  | The contractor shall carefully reinstate doorset number D.9 in their new location as indicated on drawing number 19.369.02; include for all labour, materials, plant and equipment to reposition the doors, and associated, frames, panels, ironmongery, etc; on completion of rehanging the doorset, leave in full working order. |  |
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|  | Take off doorset and top panel of door D.5 and rehang on opposite, including adjusting ironmongery; leave in full working order on completion. |  |
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|  | Supply and install new doorset D.6 The contractor is to supply and fix 105 x 35mm oak veneered door frame routed and fitted with 15 x 4mm intumescent and smoke seal strips; minimum density of s/w frame to be 650kg/m3. Supply and fix 1981 x 838 x 44mm prefinished oak veneered solid core FD30S to match colour of existing doors; fitted with 100mm ball bearing butt hinges, supply and fix ironmongery hardware using  - 425mm long x 22mm dia. Assa Abloy PH07X stainless steel pull  handles with bolt through fixings  - 450mm x 75mm stainless steel finger plate.  - width of door x 150mm high stainless steel kick plates.  - 75mm dia. stainless steel door signs x 4no. per door.  - 1no. deadlock. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | To doors D.1, D.4, D.5, D.7, D.8. D.9 the contractor shall:  - Remove the existing lever handles and replace with 425mm long x  22mm dia. Assa Abloy PH07X stainless steel pull handles with bolt  through fixings to match from; make good to hole and latch keep.  - Supply and fix 450mm x 75mm stainless steel finger plates.  - Supply and fix width of door x 150mm high stainless steel kick plates.  - Supply and fix 75mm dia. stainless steel door signs x 4no. per door. |  |
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|  | The contractor shall allow for all machining and routing of the doors/frames in order to fix the ironmongery hardware. Holes for components to be no larger than required for satisfactory fit/operation. Adjacent surfaces are to remain undamaged. Moving parts are to be adjusted, lubricated and functioning correctly at completion. |  |
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|  | To all doors **except** the doors D.4, D.6, D.7, the contractor shall alter all other doors to the working area to incorporate 1450 x 200mm glazed aperture, fitted with 6mm thick clear toughened safety glazing kitemarked to Class C of BS6206; glazing secured with 25 x 18 bolection hardwood beading (to match colour of existing, pinned at maximum 300mm centres. |  |
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| **120** | **Decorations** |  |
|  | Refer to drawing 19.369.02 – Proposed Finishes. |  |
|  |  |  |
|  | Wet, clean down and prepare existing painted walls and demountable partitions, and, newly built partition walls Type A for decoration as indicated by red dash lines on drawing number 19.369.20 remove all loose and otherwise defective materials; fill surface defects with filler and sand to a smooth finish. |  |
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|  | Prime and seal walls; decorate with 1 initial coat and 2 topcoats of Dulux Heritage Collection, colour Swedish White. |  |
|  |  |  |
|  | Wash down, clean and prepare existing doors, frames, architraves, skirtings, window boards and the like by filling surface defects and sand to a smooth even surface; apply two coats of polyurethane varnish. |  |
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|  | Wash down and clean all metal panel radiators and associated exposed heating pipes throughout works area. Prime bare metal, prepare and apply 2 coats Hammerite radiator paint gloss to metal radiators and associated pipework surfaces throughout works area. |  |
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| **130** | **Floor coverings** |  |
|  | Remove any residue adhesive etc, prepare raised floor system for new floor coverings throughout the works area as indicated on drawing number 19.369.02. |  |
|  |  |  |
|  | Supply and lay 500 x 500mm carpet tiles; Burmatex Cordiale - colour: Canadian Diamond; hoover and hand over in clean state; new floor coverings to be installed in accordance with the manufacturer’s instructions and recommendations. |  |
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|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | Supply and fix hardboard or similar sheeting sub base to the vinyl floor area; supply and install Altro Pisces vinyl floor covering; colour of vinyl to be agreed with the client; the vinyl is to be installed in accordance with the manufacturer’s instructions and recommendations; include for colour matched hot weld joints in flooring; clean and leave ready for handover. |  |
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|  | At the junction of the carpet and vinyl floor coverings, supply and install rubber or PVC transition threshold strips. |  |
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| **140** | **Lighting** |  |
|  | Refer to Appendix A of this document for the Employer Requirements / Design Brief for lighting improvements throughout Phase 1 work area and as shown on drawing number 19.369.04. |  |
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|  | Refer to the Employers Requirements / Design Brief for lighting improvements, the contractor shall insert his price in the cash column for the design and installation of the LED lighting in phase 1 of the works; Include for all overheads and profit, attendance on site, supervision, coordination, management of health and safety, etc. |  |
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|  | The general building contractor must include for builders work in connection (BWIC) with the LED Lighting improvements. It is the main contractor’s responsibility to liaise with his chosen Electrical sub-contractor to agree the extent of builder work in connection (BWIC). |  |
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| **150** | **Electrical floor boxes** |  |
|  | The Contractor is to reposition the electrical floor boxes to the new positions of the desks. Allow to take up the raised flooring system as required and for repositioning panels/floor boxes to suit the new desk layout. |  |
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|  | The completed installation shall be tested in accordance with the 18th Edition of the IEE Regulations. |  |
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|  | The completion and inspection certificates shall be handed over to the Employer on completion of the works |  |
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| **160** | **IT Network Cabling** |  |
|  | The contractor is to employ a specialist cabling company who are to re-cable all IT within the works area. |  |
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|  | Attend site to disconnect and remove the existing data cabling installation; cart to skip and dispose off site. |  |
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|  | The contractor is to allow for taking down the suspended ceiling system as required and is to reinstate on completion. |  |
|  |  |  |
|  | Supply, wire and install data points within the floor boxes using CAT 6 data cables to DCA standard, colour of cabling to be any colour **except** grey; include for IT data points in the floor boxes and take cables to the new Lower Ground Floor server room following the existing established routes. |  |
|  | **Total c/fwd to page 31 £** |  |
|  | The telephony ports currently situated in the existing floor boxes are redundant and will not need to be re-cabled. |  |
|  |  |  |
|  | Connect, test and commission the IT cables to the servers and provide certification on completion. All network cables to be labelled uniquely with matching numbers on both wall/floor ports and server patch panel. The sequential numbering convention should be as follows:  **Phase 1: M-LGN-001** |  |
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| **170** | **Firestopping** |  |
|  | The contractor is to either employ a specialist to carry out fire stopping or carry out the works in-house. The contractor is to allow for all profit and overheads involved with the firestopping work |  |
|  |  |  |
|  | Liaise with the specialist IT and electrical sub-contractor to agree locations of firestopping where cables pass through compartment walls and floors; firestopping of holes through compartment and fire rated walls shall comprise of Rockwool firestopping compound and Rockwool Multicable; installed in accordance with the manufacturer’s instructions and recommendations. |  |
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| **180** | **Office furniture and accessories** |  |
|  | The contractor is to assemble and fix in their final positions the following office furniture and accessories as noted on drawing 19.369.02 |  |
|  |  |  |
|  | Assembly of the coat racks and fix on the walls. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Fix whiteboards to the wall in their final locations; whiteboards are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Assembly of wall mounted screen and thin client; fix on the wall in their final locations. These are supplied free of charge by East Northamptonshire Council. |  |
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|  | Attach a plastic bracket in proximity to the wall mounted TV’s as detailed on the drawings. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Assembly of timber bookcases/shelving units; fix on/to the wall in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | Assembly (if required by the Council) of lockable storage units and placing them in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required |  |
|  |  |  |
|  | Fix clocks to the wall in their final locations; clocks are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Fix key safes to the wall in their final locations; these are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Fix District Map to the wall in the final location; this is supplied free of charge by East Northamptonshire Council |  |
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|  | Assemble and fix monitor arms, 2 per desk; for the computer screens; monitor arms are supplied free of charge by East Northamptonshire Council |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **2** | **FUTURE NORTHANTS: STAFFROOM AND COLLBORATIVE WORKING SPACE** |  |
|  |  |  |
|  | **PHASE 2A – STAFF ROOM AND STORE ROOM LOWER GROUND FLOOR** |  |
|  | In preparing their tender the contractor shall refer to drawing numbers 20.436.01 |  |
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| **190** | **Strip out** |  |
|  | The contractor shall completely strip out the existing room of all remaining fixtures and fittings (i.e. shelving units, tables, cupboards, notice boards, wall mounted clothes hooks, etc); cart to skip and dispose of site; make good to affected surfaces. |  |
|  |  |  |
|  | Lift existing floor coverings complete throughout the work areas, any type, any description; cart to skip and dispose off site; make good to all affected surfaces. |  |
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| **200** | **Demolition of Masonry Wall** |  |
|  | The contractor shall demolish non-load bearing masonry wall including doors, frames and the like as indicated on drawing number 20.436.01; Retain plastic skirtings for re-use where appropriate; save doorset door D.2 for reuse; clear debris into skip and dispose off site; make good to all affected surfaces including the suspended ceiling; allow for mineral fibre ceiling stiles, grids, suspension wires, tracks, etc in order to make good to the ceiling. |  |
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| **210** | **New partition walls and amendments to suspended ceiling** |  |
|  | The contractor shall construct new Wall Types ‘B’ as indicated as indicated on drawing number 20.436.01. Price for the following wall construction: |  |
|  |  |  |
|  | Construct wall ‘Type B’ using 70m Gypframe metal C stud at 600mm centres with 1 layer of 15mm thick Soundbloc board lining each side of C studs; 25mm thick Isover APR 1200 in wall cavities; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
|  |  |  |
|  | The contractor shall supply and fix hardwood or plastic skirting boards to match existing. |  |
|  |  |  |
|  | For wall ‘Type B’, allow to take down the existing mineral fibre suspended ceiling system in order to take the partition head a maximum of 600mm into the ceiling void to the existing concrete soffit. Reinstate the suspended ceiling including for amendments to the ceiling grid; allow for all labour and materials to amend the hangers, ceiling grid and edge trims/cutting mineral fibre tiles and leaving in a clean and finished state. |  |
|  |  |  |
|  | The contractor is to either employ a specialist to carry out fire stopping or carry out the works in-house. The contractor is to allow for all profit and overheads involved with the firestopping work |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
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|  | Where cables, conduits and trunkings pass through the new partition wall; firestopping of holes shall comprise of Rockwool firestopping compound and Rockwool Multicable; installed in accordance with the manufacturer’s instructions and recommendations. |  |
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| **220** | **Doors D.2 & D.3** |  |
|  | For door number D2, the contractor is to form new single door opening in internal partition wall; cut opening, provide and carry out alteration to the framing system to create a door head and vertical sides for the door; install set aside door D.2 into the new opening, make good to linings and finishes and leave door in working order. |  |
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|  | To door number D.3 the contractor shall  - Remove the existing lever handles and replace with 425mm long x  22mm dia. Assa Abloy PH07X stainless steel pull handles with bolt  through fixings to match from; make good to hole and latch keep.  - Supply and fix 450mm x 75mm stainless steel finger plates.  - Supply and fix width of door x 150mm high stainless steel kick plates.  - Supply and fix 75mm dia. stainless steel door signs x 4no. per door. |  |
|  |  |  |
|  | The contractor shall allow for all machining and routing of the doors/frames in order to fix the ironmongery hardware. Holes for components to be no larger than required for satisfactory fit/operation. Adjacent surfaces are to remain undamaged. Moving parts are to be adjusted, lubricated and functioning correctly at completion. |  |
|  |  |  |
|  | Door D.3 should be altered to incorporate 1450 x 200mm glazed aperture, fitted with 6mm thick clear toughened safety glazing kitemarked to Class C of BS6206; glazing secured with 25 x 18 bolection hardwood beading (to match colour of existing, pinned at maximum 300mm centres. |  |
|  |  |  |
| **230** | **Decorations** |  |
|  | Refer to drawing 20.436.01 – Proposed Finishes. |  |
|  |  |  |
|  | Wet, clean down and prepare existing painted walls and demountable partitions, and, newly built partition wall Type B for decoration as indicated by red dash lines on drawing number 20.436.01; remove all loose and otherwise defective materials; fill surface defects with filler and sand to a smooth finish. |  |
|  |  |  |
|  | Prime and seal walls; decorate with 1 initial coat and 2 topcoats of Dulux Heritage Collection, colour Swedish White. |  |
|  |  |  |
|  | Wash down, clean and prepare existing doors, frames, architraves, skirtings, window boards and the like by filling surface defects and sand to a smooth even surface; apply two coats of polyurethane varnish. |  |
|  |  |  |
|  | Wash down and clean all metal panel radiators and associated exposed heating pipes throughout works area. Prime bare metal, prepare and apply 2 coats Hammerite radiator paint gloss to metal radiators and associated pipework surfaces throughout works area. |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
| **240** | **Floor coverings** |  |
|  | Remove any residue adhesive etc, prepare raised floor system for new floor coverings throughout the works area as indicated on drawing number 20.436.01. |  |
|  |  |  |
|  | Supply and lay 500 x 500mm carpet tiles; Burmatex Cordiale - colour: Canadian Diamond; hoover and hand over in clean state; new floor coverings to be installed in accordance with the manufacturer’s instructions and recommendations. |  |
|  |  |  |
|  | Supply and fix hardboard or similar sheeting sub base to the vinyl floor area; supply and install Altro Pisces vinyl floor covering; colour of vinyl to be agreed with the client; the vinyl is to be installed in accordance with the manufacturer’s instructions and recommendations; include for colour matched hot weld joints in flooring; clean and leave ready for handover. |  |
|  |  |  |
|  | At the junction of the carpet and vinyl floor coverings, supply and install rubber or PVC transition threshold strips. |  |
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| **250** | **Lighting** |  |
|  | Refer to Appendix A of this document for the Employer Requirements / Design Brief for lighting improvements throughout Phase 2A work area and as shown on drawing number 19.369.04. |  |
|  |  |  |
|  | Refer to the Employers Requirements / Design Brief for lighting improvements, the contractor shall insert his price in the cash column for the design and installation of the LED lighting in phase 2A of the works; Include for all overheads and profit, attendance on site, supervision, coordination, management of health and safety, etc. |  |
|  |  |  |
|  | The general building contractor must include for builders work in connection (BWIC) with the LED Lighting improvements. It is the main contractor’s responsibility to liaise with his chosen Electrical sub-contractor to agree the extent of builder work in connection (BWIC). |  |
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| **260** | **Office furniture and accessories** |  |
|  | The contractor is to assemble and fix in their final positions the following office furniture and accessories as noted on drawing 20.436.01: |  |
|  |  |  |
|  | * Wall clocks; fix to the walls; clocks are supplied free of charge by East Northamptonshire Council. |  |
|  | * coat racks and key safes and fix on the walls. These are supplied free of charge by East Northamptonshire Council. |  |
|  | * TV wall mount, fix on the walls and mount TV in their final locations. These are supplied free of charge by East Northamptonshire Council. |  |
|  | * Assembly of racking and bracketing in the store room in their final locations. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | * Assembly of lockable storage units and timber bookcases/shelving units; fix to the walls in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
|  |  |  |
|  | The contractor is to construct the breakfast bar in the Staff room as indicated on drawing number 20.436.01; include for 50 x 35mm timber wall bearers plugged and screwed to the walls; onto which the 600mm wide worktop surfacing in to be placed along with breakfast bar legs of contractor’s choice; the worktop surfacing is to be fixed to the timber wall battens with L-shaped metal brackets at 900mm centres; supply and fix a double bullnose 38mm thick rounded edge laminate worktop surface of contractor’s choice; colour to be agreed with the Employer; allow for cutting the worktop as necessary; include for all edge trims, joiners/connectors, etc; leave in working order on completion. |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | **PHASE 2B – FUTURE NORTHANTS: COLLABORATIVE WORKING SPACE** |  |
|  | In preparing their tender the contractor shall refer to drawing numbers 19.426.01 |  |
|  |  |  |
| **270** | **Strip out** |  |
|  | The contractor shall completely strip out the existing room of all remaining fixtures and fittings (i.e. shelving units, tables, cupboards, notice boards, wall mounted clothes hooks, etc); cart to skip and dispose of site; make good to affected surfaces. |  |
|  |  |  |
|  | Lift existing floor coverings complete throughout the work areas, any type, any description; cart to skip and dispose off site; make good to all affected surfaces. |  |
|  |  |  |
| **280** | **Decorations** |  |
|  | Refer to drawing 19.426.01 – Proposed Finishes. |  |
|  |  |  |
|  | Wet, clean down and prepare existing painted walls and demountable partitions for decoration as indicated by red dash lines on drawing number 19.426.01; remove all loose and otherwise defective materials; fill surface defects with filler and sand to a smooth finish. |  |
|  |  |  |
|  | Prime and seal walls; decorate with 1 initial coat and 2 topcoats of Dulux Heritage Collection, colour Swedish White. |  |
|  |  |  |
|  | Wash down, clean and prepare existing doors, frames, architraves, skirtings, window boards and the like by filling surface defects and sand to a smooth even surface; apply two coats of polyurethane varnish. |  |
|  |  |  |
|  | Wash down and clean all metal panel radiators and associated exposed heating pipes throughout works area. Prime bare metal, prepare and apply 2 coats Hammerite radiator paint gloss to metal radiators and associated pipework surfaces throughout works area. |  |
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| **290** | **Floor coverings** |  |
|  | Remove any residue adhesive etc, prepare raised floor system for new floor coverings throughout the works area as indicated on drawing number 19.426.01. |  |
|  |  |  |
|  | Supply and lay 500 x 500mm carpet tiles; Burmatex Cordiale - colour: Canadian Diamond; hoover and hand over in clean state; new floor coverings to be installed in accordance with the manufacturer’s instructions and recommendations. |  |
|  |  |  |
|  | Supply and fix hardboard or similar sheeting sub base to the vinyl floor area; supply and install Altro Pisces vinyl floor covering; colour of vinyl to be agreed with the client; the vinyl is to be installed in accordance with the manufacturer’s instructions and recommendations; include for colour matched hot weld joints in flooring; clean and leave ready for handover. |  |
|  | **Total c/fwd to page 31 £** |  |
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|  | At the junction of the carpet and vinyl floor coverings, supply and install rubber or PVC transition threshold strips. |  |
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| **300** | **Lighting** |  |
|  | Refer to Appendix A of this document for the Employer Requirements / Design Brief for lighting improvements throughout Phase 2B work area and as shown on drawing number 19.369.04. |  |
|  |  |  |
|  | Refer to the Employers Requirements / Design Brief for lighting improvements, the contractor shall insert his price in the cash column for the design and installation of the LED lighting in phase 2B of the works; Include for all overheads and profit, attendance on site, supervision, coordination, management of health and safety, etc. |  |
|  |  |  |
|  | The general building contractor must include for builders work in connection (BWIC) with the LED Lighting improvements. It is the main contractor’s responsibility to liaise with his chosen Electrical sub-contractor to agree the extent of builder work in connection (BWIC). |  |
|  |  |  |
| **310** | **Small power** |  |
|  | Allow a provisional sum of £1,750 for increasing the amount of small power sockets to the corner desks, workbench and TV. Final positions of small power socket outlets to be confirmed on site. | 1,750.00 |
|  |  |  |
| **320** | **IT Network Cabling** |  |
|  | The contractor is to employ a specialist cabling company who are to re-cable all IT within the works area. |  |
|  |  |  |
|  | Attend site to disconnect and remove the existing data cabling installation; cart to skip and dispose off site. |  |
|  |  |  |
|  | The contractor is to allow for taking down the suspended ceiling system as required and is to reinstate on completion. |  |
|  |  |  |
|  | Supply, wire and install data points within the floor boxes using CAT 6 data cables to DCA standard, colour of cabling to be any colour **except** grey; include for IT data points in the floor boxes and take cables to the new Lower Ground Floor server room within phase 1 as shown on drawing number 19.369.01 following the existing established routes. |  |
|  |  |  |
|  | The telephony ports currently situated in the existing floor boxes are redundant and will not need to be re-cabled. |  |
|  |  |  |
|  | Connect, test and commission the IT cables to the servers and provide certification on completion. All network cables to be labelled uniquely with matching numbers on both wall/floor ports and server patch panel. The sequential numbering convention should be as follows:  **Phase 2B: S-LGN-001.** |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **330** | **Office furniture and accessories** |  |
|  | The contractor is to assemble and fix/place in their final positions the following office furniture and accessories as noted on drawing 19.426.01 securing to the wall where applicable: |  |
|  |  |  |
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|  | * Wall mounted TV and brackets - B |  |
|  | * Floor unit/bookcase shelving - C |  |
|  | * Whiteboard - E |  |
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| **340** | **Double doorsets x 2** |  |
|  | To the doors (x4no.) shown on the drawing/phase 2A the contractor shall:  - Remove the existing lever handles and replace with 425mm long x  22mm dia. Assa Abloy PH07X stainless steel pull handles with bolt  through fixings to match from; make good to hole and latch keep.  - Supply and fix 450mm x 75mm stainless steel finger plates.  - Supply and fix width of door x 150mm high stainless steel kick plates.  - Supply and fix 75mm dia. stainless steel door signs x 4no. per door |  |
|  |  |  |
|  | All shall be altered/amended to incorporate 1450 x 200mm glazed aperture, fitted with 6mm thick clear toughened safety glazing kitemarked to Class C of BS6206; glazing secured with 25 x 18 bolection hardwood beading (to match colour of existing), pinned at maximum 300mm centres. |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **3** | **CUSTOMER EXPERIENCE PROGRAMME** |  |
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|  | **PHASE 3 – UPPER GROUND FLOOR** |  |
|  | In preparing their tender the contractor shall refer to drawing numbers 20.436.02 And 20.436.03 (Upper Ground Floor) |  |
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| **350** | **Out of Hours Working** |  |
|  | The contractor shall allow for out of hours working (after 5:30pm and before 8:00am weekdays) and weekend working to carry out the works in the main Reception area as shown on drawing number 20.436.02. The main Reception will be in operation and open to staff and members of the public for the duration of the works. The contractor must ensure that the area is kept clean and tidy and that there are no issues that would give rise to a health, safety and welfare concerns at the end of shifts/during the business day. |  |
|  |  |  |
| **360** | **Strip out** |  |
|  | The contractor shall completely strip out the existing areas of all fixtures and fittings as indicated on drawing number 20.436.02 including handrails/guard railings, reception counter, cash desk/glazing/framing, shelving units, tables, cupboards, notice boards, wall mounted clothes hooks, etc.; cart to skip and dispose of site; make good to affected surfaces. |  |
|  |  |  |
|  | Lift existing floor coverings complete throughout the work areas, any type, any description; cart to skip and dispose off site; make good to all affected surfaces. |  |
|  |  |  |
|  | Within Interview rooms 1 and 2, the contractor shall carefully and neatly remove the existing glazed divider screens complete including all frames, supports, etc; also, remove the existing benching/desk/modesty panels complete including all legs/frames, etc. – all as shown on drawing number 20.436.02; load to skip and dispose off site; make good to all affected surfaces and leave ready to receive new finishes. |  |
|  |  |  |
| **370** | **Remove doorsets D.14 and D.16** |  |
|  | The contractor is to carefully and neatly remove doorsets numbered D.14 and D.16 complete (i.e. doors, frames, top panels, ironmongery hardware, etc); load to skip and dispose off site; make good to all affected surfaces including suspended ceiling systems and leave ready to receive new finishes. |  |
|  |  |  |
| **380** | **Doors D.12 and D.13 to Interview rooms 1 and 2** |  |
|  | Take off doorsets complete and top panels of door D.12 and D.13; rehang on opposite to opening outwards, including adjusting ironmongery; leave in full working order on completion. |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **390** | **Block up opening to Door D.16** |  |
|  | The contractor shall fill the original door opening of D.16 by blocking up the door opening using wall Type B as indicated on drawing number 20.436.02; construct wall ‘Type B’ using 70m Gypframe metal C stud at 600mm centres with 1 layer of 15mm thick Soundbloc board lining each side of C studs; 25mm thick Isover APR 1200 in wall cavities; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
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| **395** | **New floor structure** |  |
|  | The contractor shall refer to drawing number 20.436.02 and shall construct a new floor structure to the ramped and steps area of the walkway in accordance with the drawing; include for all labour, materials, plant and equipment to construct a new floor structure to the ramped and steps area. |  |
|  |  |  |
| **400** | **New partition walls to PACE rooms 1 and 2 and at bottom of ramp** |  |
|  | The contractor shall construct wall Type D as indicated on drawing number 20.436.02 and 20.436.03 to block up the exiting opening at the bottom of the ramp and to form the PACE rooms 1 and 2. Price for the following wall construction: |  |
|  |  |  |
|  | Construct walls using 2 layers of 15mm Soundbloc board each side of 70mm Gypframe C studs at 600mm centres; with Gypframe RB1 Resilient bar at 600mm centres to one side; 50mm thick Isover APR 1200 in cavities; apply 2 -3mm skimming plaster, include for plaster beads/mesh as required. |  |
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|  | The contractor shall supply and fix hardwood or plastic skirting boards to match existing. |  |
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| **405** | **Doors D.18 and D.19** |  |
|  | The contractor shall reuse doorsets complete taken from the strip out in Phase 1; rehang and leave in working order on completion. |  |
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| **410** | **Acoustic insulation pads above ceilings in PACE rooms** |  |
|  | The contractor shall take down as required the existing suspended ceiling tiles to the new PACE rooms as indicted on drawing number 20.436.02; set aside for reuse. |  |
|  |  |  |
|  | Supply and install 100mm thick of Acoustic insulation pads over the suspended ceiling tiles for the extent of both PACE rooms; leave in a neat state and reinstate the suspended ceiling tiles as required. |  |
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| **420** | **Glazed screen and door to Conference room** |  |
|  | Reuse and reconstruct saved glazed partition wall section and a doorset using full height glazed wall sections taken down during the demolition works of Phase 4; prepare and install the glazed wall sections to locations as shown on drawing 20.436.03 with or without blinds (where applicable) and leave in full working order on installation. |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | The contractor is to return to the Conference room (Phase 3) to retrofit the glazed wall and door. |  |
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| **430** | **Radiators** |  |
|  | The contractor shall design and install 3no. radiators (1no. LST in each PACE room 1 and 2, and, 1no. to replace the oversized radiator adjacent the new window/door) as shown on drawing number 20.436.03. The contractor shall size new radiators, size heating distribution pipework and, alter and re-route pipework to new radiator positions; include for draining down or locally freezing the existing system – contractor’s choice; surface and leg mounted radiators to BS EN 442-1, 2, 3. Radiator valves to BS 2767 and capable of providing isolation. Copper pipe sizes to be sized by heating contractor. On completion test pipework. Set to work and commission heating. Check and adjust controls and operation of equipment. |  |
|  |  |  |
| **440** | **Replacement windows panels** |  |
|  | The contractor shall replace 28no. glazed fixed lights (bottom sections) to the window system as shown on drawing 20.436.02; allow to de-bead and remove glazed units and replace with 28mm thick solid insulated sandwich panels with aluminium facings, powder coated to match existing; include for new beading and gaskets, trims and the like as recommended by the window fabricator |  |
|  |  |  |
| **450** | **External window and door** |  |
|  | The contractor shall refer to drawing number 20.436.02 in order to replace the existing glazed system with a new window/door configuration. In preparing his price, the contractor shall employ a specialist aluminium building systems fabricator/installer and shall comply with the detailed specification for the new aluminium framed window/door configuration – full details are available in Appendix B. |  |
|  |  |  |
|  | The Contractor is required to provide all labour, materials (incl. aluminium frames, double glazed sealed units, couplings, fixing, accessories, etc.) plant and equipment to successfully complete the installation of the new window/door configuration. Include for all necessary surveys as required by the contractor prior to the fabrication of the aluminium units. |  |
|  |  |  |
|  | The contractor shall remove the existing aluminium framed double glazed windows (frames, glazing and accessories) with all associated fixings and fittings and residue silicone sealant; cart to skip and dispose off site; works shall be co-ordinated to ensure that the internals of the building are not exposed to the elements. |  |
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|  | Following the removal of the existing windows, the contractor shall prepare the reveals/openings and leave ready to receive new window/door system. |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | Referring to the Specification in Appendix B and drawing number 20.436.02, the contractor shall fabricate and install powder coated aluminium framed double glazed window/door units and cills; aluminium profiles extruded from aluminium alloy 6063 or 6060 T6 complying with the recommendations of BS EN 755-9:2001 and BS EN 12020-2; 2001; product tested to BS6375: Part 1. (Air Permeability – Class ‘C’. Water Tightness -600 pa. Wind resistance - 2400 pa); RAL colour to match exisitng; 28mm thick double glazed units; 28mm thick solid insulated bottom panels with aluminium linings; side hung friction hinges, Teleflex winding gear; 8000mm2 colour match trickle ventilators to each window unit; silicone sealing, trims, etc; window/door configurations fixed in accordance with the manufacturer’s instructions and recommendations. |  |
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|  | The fabricator of the windows is to allow for any variations and anomalies in the size of the openings and for out-of-square openings. This is to include for the manufacture of 'special' windows as necessary to achieve the required tolerance. |  |
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|  | Clean window/door and leave in working order on completion. |  |
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| **455** | **Door entry reader** |  |
|  | The contractor shall employ Fibre Technologies Limited (<https://www.ftlsecuresolutions.co.uk/articles/access-control-entry-readers>) who are the Councils current provider of access control systems, to design and install a new access control reader system and maglocks which shall be fitted to the new external aluminium door; the new access control system shall be compatible with the Council’s existing system. |  |
|  |  |  |
|  | The contractor shall allow for interfacing the new access control reader/maglocks with the fire alarm detection system for the building. |  |
|  |  |  |
|  | The main contractor shall allow for all BWIC as required by Fibre Technologies Limited, overheads and profit. |  |
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| **460** | **Decorations** |  |
|  | Refer to drawing 20.436.03 – Proposed Finishes. |  |
|  |  |  |
|  | Wet, clean down and prepare existing painted walls and demountable partitions for decoration as indicated by red dash lines on drawing number 19.426.01; remove all loose and otherwise defective materials; fill surface defects with filler and sand to a smooth finish. |  |
|  |  |  |
|  | Prime and seal walls; decorate with 1 initial coat and 2 topcoats of Dulux Heritage Collection, colour Swedish White. |  |
|  |  |  |
|  | Wash down, clean and prepare existing doors, frames, architraves, skirtings, window boards and the like by filling surface defects and sand to a smooth even surface; apply two coats of polyurethane varnish. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | Wash down and clean all metal panel radiators and associated exposed heating pipes throughout works area. Prime bare metal, prepare and apply 2 coats Hammerite radiator paint gloss to metal radiators and associated pipework surfaces throughout works area. |  |
|  |  |  |
| **470** | **Floor coverings** |  |
|  | Remove any residue adhesive etc, prepare floors bases for new floor coverings throughout the works area as indicated on drawing number 20.426.03. |  |
|  |  |  |
|  | Supply and lay 500 x 500mm carpet tiles; Burmatex Cordiale - colour: Canadian Diamond; hoover and hand over in clean state; new floor coverings to be installed in accordance with the manufacturer’s instructions and recommendations. |  |
|  |  |  |
| **480** | **Lighting** |  |
|  | Refer to Appendix A of this document for the Employer Requirements / Design Brief for lighting improvements throughout Phase 3 work area and as shown on drawing number 19.369.04. |  |
|  |  |  |
|  | Refer to the Employers Requirements / Design Brief for lighting improvements, the contractor shall insert his price in the cash column for the design and installation of the LED lighting in phase 3 of the works; Include for all overheads and profit, attendance on site, supervision, coordination, management of health and safety, etc. |  |
|  |  |  |
|  | The general building contractor must include for builders work in connection (BWIC) with the LED Lighting improvements. It is the main contractor’s responsibility to liaise with his chosen Electrical sub-contractor to agree the extent of builder work in connection (BWIC). |  |
|  |  |  |
| **490** | **Small power** |  |
|  | Allow a provisional sum of £750 for the provision of small power sockets in the Pace rooms 1 and 2. Final positions of small power socket outlets to be confirmed on site. | **750.00** |
|  |  |  |
| **500** | **IT Network Cabling** |  |
|  | The contractor is to employ a specialist cabling company who are to re-cable all IT within the works area. |  |
|  |  |  |
|  | Attend site to disconnect and remove the existing data cabling installation; cart to skip and dispose off site. |  |
|  |  |  |
|  | The contractor is to allow for taking down the suspended ceiling system as required and is to reinstate on completion. |  |
|  |  |  |
|  | Supply, wire and install data points within the floor boxes using CAT 6 data cables to DCA standard, colour of cabling to be any colour **except** grey; include for IT data points in the floor boxes and take cables to the new Lower Ground Floor server room (shown on drawing19.369.01) following the existing established routes. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | The telephony ports currently situated in the existing floor boxes are redundant and will not need to be re-cabled. |  |
|  |  |  |
|  | Connect, test and commission the IT cables to the servers and provide certification on completion. All network cables to be labelled uniquely with matching numbers on both wall/floor ports and server patch panel. The sequential numbering convention should be as follows:  **Phase 3: M-UGN-001** |  |
|  |  |  |
| **510** | **Office furniture and accessories** |  |
|  | In Interview rooms 1 and 2, the contractor is to employ a specialist office furniture contractor to manufacture, supply, deliver and install “wall to wall” desktops comprising of:   * Wall to wall x 900mm deep x 25mm thick solid MFC desktops with 3mm edging; colour of desktop to be agreed with East Northamptonshire Council. * Top of desktop 740mm above carpet level. * Powder coated cantilever legs as recommended by the specialist office furniture manufacturer; colour of desktop to be agreed with East Northamptonshire Council. * Colour match MFC battens to support the desktops at wall edges. * 25mm thick MFC solid modesty panel from floor level to underside of desktops. |  |
|  |  |  |
|  | The contractor shall produce a design for a new Recption desk of contractors choice with the option to supply and install; colour to be agreed with the Council; The reception desk shall comprise of:   * 25mm thick solid MFC desktops with 3mm edging; colour of desktop to be agreed with East Northamptonshire Council. * Top of desktop 740mm above carpet level. * Powder coated cantilever legs as recommended by the specialist office furniture manufacturer; colour of desktop to be agreed with East Northamptonshire Council. * A low level section of desk suitable for wheelchair users and a raised section of desk suitable for standing users. * 25mm thick solid modesty front and panels.   By way of example only, the contractor can refer to the following link which show photographs of the Council’s typical requirements: https://www.calibre-furniture.co.uk/products/status-reception-desk/eruh1 |  |
|  |  |  |
|  | The contractor is assemble and fix in their final positions the following office furniture and accessories as noted on drawing 20.436.03: |  |
|  |  |  |
|  | Assembly of the coat racks and fix on the walls. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Fix whiteboards to the wall in their final locations; whiteboards are supplied free of charge by East Northamptonshire Council |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | Secure meeting table in Pace Room 2 to the floor in final, permanent position. |  |
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|  | Assembly of wall mounted screen and thin client; fix on the wall in their final locations. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Assembly of timber bookcases/shelving units; fix on/to the wall in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
|  |  |  |
|  | Assembly (if required by the Council) of lockable storage units and placing them in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
|  |  |  |
|  | Fix clocks to the wall in their final locations; clocks are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | The contractor is to produce a design for a 600mm wide bench desks with the option to **supply**, assemble and install; complete with desktop cable ports and metal legs; colour to be agreed with the employer. Place in final location as shown on drawing number 20.436.03 |  |
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|  | Assemble and fix monitor arms, 2 per desk; for the computer screens; monitor arms are supplied free of charge by East Northamptonshire Council |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **4** | **OFFICE TRANSFORMATION PROGRAMME – REVS AND BENS** |  |
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|  | **PHASE 4 – OFFICE TRANSFORMATION PROGRAMME UPPER GROUND FLOOR** |  |
|  | In preparing their tender the contractor shall refer to drawing number 19.369.03 (Upper Ground Floor). |  |
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| **520** | **Demolitions to all room areas** |  |
|  | The contractor shall demolish non-load bearing demountable partition walls including doors, frames, top panels and the like as indicated on drawing number 19.369.03; Retain plastic skirtings for re-use where appropriate; clear debris into skip and dispose off site; make good to all affected surfaces; |  |
|  |  |  |
|  | Remove the existing doorset complete (i.e. door, frame, ironmongery hardware, over door panel, etc) to the Store room as indicated on drawing number 19.369.03; load into skip and dispose off site; make good to all affected surfaces. |  |
|  |  |  |
| **530** | **Strip out** |  |
|  | The contractor shall completely strip out the existing rooms of all remaining fixtures and fittings (i.e. shelving units, tables, cupboards, notice boards, wall mounted clothes hooks, etc); cart to skip and dispose of site; make good to affected surfaces. |  |
|  |  |  |
|  | Lift existing floor coverings complete throughout the work areas, any type, any description; cart to skip and dispose off site; make good to all affected surfaces. |  |
|  |  |  |
| **540** | **Overboarding demountable partition wall** |  |
|  | The contractor shall overboard the existing demountable partition to the meeting room to form new Wall Type ‘C’ as shown on drawing number 19.369.03. Price for the following wall construction: |  |
|  |  |  |
|  | Construct wall ‘Type C’ by overboarding the existing demountable partition with 1 layer of 15mm thick Soundbloc board lining each side of the demountable partition; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
|  |  |  |
|  | To wall Type C, the contractor shall supply and fix hardwood or plastic skirting boards to match existing. |  |
|  |  |  |
| **550** | **Acoustic insulation pad above ceiling in meeting room** |  |
|  | The contractor shall take down as required the existing suspended ceiling tiles to the meeting as indicted on drawing number 19.369.03; set aside for reuse. |  |
|  |  |  |
|  | Supply and install 100mm thick of Acoustic insulation pads over the suspended ceiling tiles for the extent of the meeting room; leave in a neat state and reinstate the suspended ceiling tiles as required. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
| **560** | **Doors D.9, D.10, D.11, D.15, D.17** |  |
|  | For door number D.10, the contractor is to form new single door opening in the internal partition wall; cut opening, provide and carry out alterations to the framing system to create a door head and vertical sides for the door; install set aside door D.10 into the new opening, make good to linings and finishes and leave door in working order. |  |
|  |  |  |
|  | The contractor shall fill the original door opening of D10 by blocking up the door opening by using wall Type B as indicated on drawing number 19.369.03; construct wall ‘Type B’ using 70m Gypframe metal C stud at 600mm centres with 1 layer of 15mm thick Soundbloc board lining each side of C studs; incorporate Gypframe service support plates x 4 and 18mm thick plywood to support the screen and thin client; 25mm thick Isover APR 1200 in wall cavities; apply 2 – 3mm thick of Thistle Multi-Finish skimming plaster; include for plaster beads/mesh as required. |  |
|  |  |  |
|  | To wall Type B, the contractor shall supply and fix hardwood or plastic skirting boards to match existing. |  |
|  |  |  |
|  | To door numbers to doors D.9, D.10, D.11, D.15, D.17 the contractor shall  - Remove the existing lever handles and replace with 425mm long x  22mm dia. Assa Abloy PH07X stainless steel pull handles with bolt  through fixings to match from; make good to hole and latch keep.  - Supply and fix 450mm x 75mm stainless steel finger plates.  - Supply and fix width of door x 150mm high stainless steel kick plates.  - Supply and fix 75mm dia. stainless steel door signs x 4no. per door. |  |
|  |  |  |
|  | The contractor shall allow for all machining and routing of the doors/frames in order to fix the ironmongery hardware. Holes for components to be no larger than required for satisfactory fit/operation. Adjacent surfaces are to remain undamaged. Moving parts are to be adjusted, lubricated and functioning correctly at completion. |  |
|  |  |  |
|  | The contractor shall alter door numbers D.9 and D.10 to incorporate 1450 x 200mm glazed aperture, fitted with 6mm thick clear toughened safety glazing kitemarked to Class C of BS6206; glazing secured with 25 x 18 bolection hardwood beading (to match colour of existing, pinned at maximum 300mm centres. |  |
|  |  |  |
| **570** | **Decorations** |  |
|  | Refer to drawing 19.369.03 – Proposed Finishes. |  |
|  |  |  |
|  | Wet, clean down and prepare existing painted walls, demountable partitions, and, newly built partition walls Type ‘C’ for decoration as indicated by red dash lines on drawing number 19.369.03; remove all loose and otherwise defective materials; fill surface defects with filler and sand to a smooth finish. |  |
|  |  |  |
|  | Prime and seal walls; decorate with 1 initial coat and 2 topcoats of Dulux Heritage Collection, colour Swedish White. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | Wash down, clean and prepare existing doors, frames, architraves, skirtings, window boards and the like by filling surface defects and sand to a smooth even surface; apply two coats of polyurethane varnish. |  |
|  |  |  |
|  | Wash down and clean all metal panel radiators and associated exposed heating pipes throughout works area. Prime bare metal, prepare and apply 2 coats Hammerite radiator paint gloss to metal radiators and associated pipework surfaces throughout works area. |  |
|  |  |  |
| **580** | **Floor coverings** |  |
|  | Remove any residue adhesive etc, prepare raised floor system for new floor coverings throughout the works area as indicated on drawing number 19.369.03. |  |
|  |  |  |
|  | Supply and lay 500 x 500mm carpet tiles; Burmatex Cordiale - colour: Canadian Diamond; hoover and hand over in clean state; new floor coverings to be installed in accordance with the manufacturer’s instructions and recommendations. |  |
|  |  |  |
|  | Supply and fix hardboard or similar sheeting sub base to the vinyl floor area; supply and install Altro Pisces vinyl floor covering; colour of vinyl to be agreed with the client; the vinyl is to be installed in accordance with the manufacturer’s instructions and recommendations; include for colour matched hot weld joints in flooring; clean and leave ready for handover. |  |
|  |  |  |
|  | At the junction of the carpet and vinyl floor coverings, supply and install rubber or PVC transition threshold strips. |  |
|  |  |  |
| **590** | **Lighting** |  |
|  | Refer to Appendix A of this document for the Employer Requirements / Design Brief for lighting improvements throughout Phase 4 work area and as shown on drawing number 19.369.04. |  |
|  |  |  |
|  | Refer to the Employers Requirements / Design Brief for lighting improvements, the contractor shall insert his price in the cash column for the design and installation of the LED lighting in phase 4 of the works; Include for all overheads and profit, attendance on site, supervision, coordination, management of health and safety, etc. |  |
|  |  |  |
|  | The general building contractor must include for builders work in connection (BWIC) with the LED Lighting improvements. It is the main contractor’s responsibility to liaise with his chosen Electrical sub-contractor to agree the extent of builder work in connection (BWIC). |  |
|  |  |  |
| **600** | **Electrical floor boxes** |  |
|  | The Contractor is to reposition the electrical floor boxes to the new positions of the desks. Allow to take up the raised flooring system as required and for repositioning panels/floor boxes to suit the new desk layout. |  |
|  |  |  |
|  | The completed installation shall be tested in accordance with the 18th Edition of the IEE Regulations. |  |
|  | **Total c/fwd to page 31 £** |  |
|  | The completion and inspection certificates shall be handed over to the Employer on completion of the works |  |
|  |  |  |
| **610** | **Small power** |  |
|  | Allow a provisional sum of £750 for the provision of small power sockets to the works benches and tea point Final positions of small power socket outlets to be confirmed on site. | 750.00 |
|  |  |  |
| **620** | **IT Network Cabling** |  |
|  | The contractor is to employ a specialist cabling company who are to re-cable all IT within the works area. |  |
|  |  |  |
|  | Attend site to disconnect and remove the existing data cabling installation; cart to skip and dispose off site. |  |
|  |  |  |
|  | The contractor is to allow for taking down the suspended ceiling system as required and is to reinstate on completion. |  |
|  |  |  |
|  | Supply, wire and install data points within the floor boxes using CAT 6 data cables to DCA standard, colour of cabling to be any colour **except** grey; include for IT data points in the floor boxes and take cables to the new Lower Ground Floor server room following the existing established routes. |  |
|  |  |  |
|  | The telephony ports currently situated in the existing floor boxes are redundant and will not need to be re-cabled. |  |
|  |  |  |
|  | Connect, test and commission the IT cables to the servers and provide certification on completion. All network cables to be labelled uniquely with matching numbers on both wall/floor ports and server patch panel. The sequential numbering convention should be as follows:  **Phase 4: M-UGN-001** |  |
|  |  |  |
| **630** | **Firestopping** |  |
|  | The contractor is to either employ a specialist to carry out fire stopping or carry out the works in-house. The contractor is to allow for all profit and overheads involved with the firestopping work. |  |
|  |  |  |
|  | Liaise with the specialist IT and electrical sub-contractor to agree locations of firestopping where cables pass through compartment walls and floors; firestopping of holes through compartment and fire rated walls shall comprise of Rockwool firestopping compound and Rockwool Multicable; installed in accordance with the manufacturer’s instructions and recommendations. |  |
|  |  |  |
| **640** | **Office furniture and accessories** |  |
|  | The contractor is assemble and fix in their final positions the following office furniture and accessories as noted on drawing 19.369.01: |  |
|  |  |  |
|  | Assembly of the coat racks and fix on the walls. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | **Total c/fwd to page 31 £** |  |
|  |  |  |
|  | Fix whiteboards to the wall in their final locations; whiteboards are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Assembly of TV wall mounts, fix on the walls and mount TV’s in their final locations. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Attach a plastic bracket in proximity to the wall mounted TV’s as detailed on the drawings. These are supplied free of charge by East Northamptonshire Council. |  |
|  |  |  |
|  | Assembly of timber bookcases/shelving units; fix on/to the wall in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
|  |  |  |
|  | Assembly (if required by the Council) of lockable storage units and placing them in their final locations as shown on the drawings. These are supplied free of charge by East Northamptonshire Council. The contractor is to allow for securing the units to wall backgrounds therefore, include for timber battens, metal angle brackets and screw fixings as required. |  |
|  |  |  |
|  | Fix clocks to the wall in their final locations; clocks are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Bracket tables to the wall backgrounds as shown on the drawings; brackets are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | Assemble and fix monitor arms, 2 per desk; for the computer screens; monitor arms are supplied free of charge by East Northamptonshire Council |  |
|  |  |  |
|  | The contractor is to **supply**, assemble and install 600mm wide bench desks complete with desktop cable ports and metal legs (item 13); colour to be agreed with the employer. Place in final location as shown on drawing number 19.369.03. |  |
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|  | **Total c/fwd to page 31 £** |  |
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| **5** | **MANAGEMENT FEE AND BUILDERS WORK FOR THE REFURBISHMENT OF THE AHU, DUCTWORK AND ASSOCIATED PLANT** |  |
|  |  |  |
| **650** | **Background** |  |
|  | During previous phases of OTP, and on investigation of all the ductwork within the ceiling and roof voids, it became evident that the majority of the ductwork is not insulated, which is contrary to the “As installed” information. Further investigation of the system and evaluation of the options to make the system work as intended have also discovered that the AHU never had the ability to provide a chilling function to the building. This calculation was made by the Council’s mechanical engineering consultant noting the size of the chiller unit required is bigger than the size of the whole plant room. |  |
|  |  |  |
|  | The system was switched off many years ago because of staff complaints regarding drafts and noise which became unbearable; this was just made worse by the decision to start closing the dampers in the ductwork when staff complained about drafts in particular areas of the office which just increased the problem elsewhere within the building until it was decided to switch the system off completely. |  |
|  |  |  |
|  | To move forward, Councillors have approved funding for refurbishing and enhancing the AHU and ductwork along with associated ancillary works. This work will be tendered very shortly with specialist HVAC mechanical contractors expected to tender for the works. The areas where the HVAC refurbishment and enhancement works will take place are in phases 1, 2A, and 4 and previous phases of OTP. |  |
|  |  |  |
|  | The AHU, ductwork and ancillary works will have to be incorporated within the OTP works. There will also be a requirement of revisiting refurbished office areas completed previously. The estimated budget for the AHU and ductwork along with associated plant works is approximately £275,000 - £300,000 + VAT. |  |
|  |  |  |
|  | For the avoidance of doubt, East Northamptonshire Council will enter into a formal contract with the specialist HVAC mechanical contractor and will act as Contract Administrator. East Northamptonshire Council will make payments direct to the specialist HVAC mechanical contractor. |  |
|  |  |  |
| **660** | **Management Fee** |  |
|  | The general building contractor is to provide a fee cost to manage the specialist HVAC mechanical contractor for the duration of the specialist mechanical works which has an estimated time on site of 12 weeks. Management of the specialist sub-contractor will include for health and safety to comply with the CDM Regulations 2015, coordination, site supervision, use of plant and equipment, and attendance at site meetings. |  |
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|  | **Total c/fwd to page 31 £** |  |
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|  | **Builders Work** |  |
| **670** | 1. **Suspended Ceilings** |  |
|  | The building contractor shall price accordingly for the following works which will be required by the specialist HVAC mechanical sub-contractor: |  |
|  |  |  |
|  | * Take down, in phases, as required by the specialist sub –contractor the existing lay-in grid system suspended ceilings complete (i.e. tiles, grids and hangers), including lighting. Allow for 350m2. Set aside and store the suspended ceiling system and lighting in the building contractor’s site storage. Protect from damage. |  |
|  |  |  |
|  | * Make safe electrics of the taken down lighting. Protect and cover smoke detectors so that dust from the works does not activate the smoke detectors during the AHU, ductwork and ancillary works. |  |
|  |  |  |
|  | * On completion of the specialist AHU, ductwork and ancillary works, the building contractor is to reinstate, in phases, the suspended ceiling system and lighting. Allow for 350m2. Reconnect the electrics to the lighting and provide a certificate in accordance with the current edition of BS7671 – Requirements for Electrical Installations. Leave lighting in full working order. |  |
|  |  |  |
|  | * Clean the reinstated suspended ceiling tiles and grid to remove surface soiling. Allow for 350m2. |  |
|  |  |  |
|  | The contractor is to be aware that a re-measure will be carried out by the Contract Administrator to confirm the exact m2 of suspended ceiling and lighting works undertaken by the contractor. A contract instruction will be issued to the building contractor to ‘add or omit’ the extent of suspended ceiling works; calculated on the price entered in the cash column divided by 350m2. |  |
|  |  |  |
| **680** | 1. **Firestopping** |  |
|  | Allow a provisional sum of £750 (seven hundred and fifty pounds) to supply and install fire stopping measures to compartment walls and floors where cables, ductwork and the like pass through. The extent and type of fire stopping will be agreed on site. | 750.00 |
|  |  |  |
| **690** | **Programme** |  |
|  | The building contractor shall be aware that the programme of works for the specialist HVAC mechanical sub-contractor may not match up exactly with phases 1 – 4 as HVAC works will also need to be carried out in other areas which have already been “builders work” refurbished. This will be discussed and clarified prior to works starting on site. |  |
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|  | **Total c/fwd to page 31 £** |  |
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**FINANCIAL SUMMARY FOR WORK SCHEDULES**

|  |  |
| --- | --- |
| Total for Page 3 |  |
| Total for Page 4 |  |
| Total for Page 5 |  |
| Total for Page 6 |  |
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| Total for Page 30 |  |
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| **TOTAL COST c/fwd TO DOCUMENT FOUR (TENDER RESPONSE) £** |  |

Signed:

Date:

For & behalf of:

**Appendix A**

**A EMPLOYERS REQUIREMENTS AND DESIGN BRIEF FOR LIGHTING IMPROVEMENTS**

**A1 Design And Install LED lighting**

The main general building contractor is to include within their tender, fees for all professional consultants (i.e. Lighting Designers, Building Services Engineers, etc.) to design the LED lighting and controls and, for employing an Electrical sub-contractor to carry out the LED lighting installation.

The main contractor is to produce all installation and construction drawings in AutoCAD format and provide copies to their sub-contractors, workers, Building Control Body etc. Include for a CAD Technician to prepare AutoCAD drawings.

The contractor is to include within their tender for an Electrical sub-contractor, materials and equipment to remove the existing light luminaires, make good to ceilings/swap ceiling tiles around, touch up decorations and install new LED light fittings and controls.

The contractor is to include within their tender for all “other” on site contractors, materials, plant and equipment to prepare for and complete the *works*.

At tender stage the Electrical sub- contractor must carry out a site visit in order to ascertain the nature of the works, familiarise themselves with the site and carry out all surveys they deem necessary to ensure a complete and successful installation.

**A2 Outline of Works**

An outline of the works is intended to give the Contractor an indication of the works required

as follows:

* Carry out a full survey of all existing electrical services.
* Provision of temporary lighting if required.
* Removal of existing light fittings in phase 1 – 4.
* Design, supply, install and commission all new LED luminaires including emergency fittings/backup;
* After, modify and set to work existing cabling as required including the installation of flex connection point to the existing wiring.
* Supply, install and set to work PIR controls.
* Reuse existing distribution boards and associated overload protective devices.
* Provision of as-built drawings;
* Test and commission services; and
* Provision of O&M manuals.

**A3 Regulations**

The whole of the work shall be designed and installed in strict accordance with relevant

Statutory Regulations, British Standards and Cods of Practice including the following:

* The IEE Wiring Regulations for Electrical Installations, 18th Edition (BS7671);
* Electricity at Work Regulations 1989;
* Electricity Supply and Quality Regulations;
* Health & Safety at Work Act 1974;
* Building Regulations; and
* Bucks & Milton Keynes Fire Authority – Fire Officers requirements and recommendations.

**A4 Programme**

To be incorporated as part of the main works to be carried out by the main general building contractor.

**A5 Removal of Exiting Light Fittings**

The contractor is to disconnect, de-lamp and remove existing suspended ceiling inset light

fittings/luminaries and dispose off-site. Lamps are to be disposed of in accordance with

WEEE requirements. Any existing redundant lighting circuits shall be disconnected and

pulled back to furthest point and completely removed.

Make good to the ceilings including filling screw holes, cable holes, etc. Making good to

match existing ceiling finishes i.e. mineral fibre ceiling tiles

Touch up locally the decorations to the ceilings where the contractor has made good. Use

standard emulsion paint in colour to match existing. Apply 2 coats.

If necessary, the Contractor is to employ “other” trades in order to make good and touch up

decorations.

**A6 Temporary Lighting**

Whilst the works are ongoing in the final week of each phase 1 - 4, the Contractor is required to ensure that the new light fittings installed earlier have been tested, commissioned and are in working order. If it is necessary, the Contractor shall provide temporary lighting where the

installed light fittings are not tested, commissioned and in working order.

**A7 Inspection or Wiring/Cables**

Before the Electrical sub-contractor installs the new LED light fittings and control, they shall survey/inspect the condition of the wiring/cables in detail. The Contractor shall take all necessary steps to ensure all cables/wiring are protected from damage.

**A8 Fire Alarms and Ancillary Devices**

The Contactor shall be aware that to facilitate the installation of the new LED light fittings and controls, temporary supplies may be required to ensure that fire alarms, CCTV and other ancillary devices remain operational during the works. The Contractor is to make enquiries of the Council at Tender stage and price accordingly.

**A9 Modifications/New circuits**

The Contractor shall allow to modify/alter the existing wiring/cables to the new positions of the LED light fittings/luminaries. Include for all necessary materials to complete modifications/alterations.

If deemed necessary by the Contractor, they shall supply, install, test and commission any new circuits required.

All new and existing circuits to be inspected and tested accordingly.

**A10 LED Lighting**

The Contractor shall design and install LED lighting to the room areas indicated on drawing number 19.369.04.

The LED lighting shall achieve the performance requirements indicated on the drawing.

The LED light fittings shall be manufactured and supplied to Contractors choice. Include for integral 3 hour emergency backup to suit location and use if necessary. If integral emergency lighting is deemed necessary it shall be designed to BS 5266.

The Contractor shall provide documentary evidence that the proposed LED luminaire specifications are measured in compliance with IEC/PAS documents IEC/PAS 62717 and IEC/PAS 62722.

The new LED light luminaires will be inset with the existing suspended ceiling grids. The luminaires shall comprise of steel housing powder painted white, high efficiency opal polycarbonate diffuser and integral gear tray.

The Contractor is to prepare AutoCAD drawings showing the existing and proposed lighting layouts for the Employers approval prior to placing orders and installation. All drawings shall be in A1 paper format.

The Contractor is to be aware that their design proposals must be signed off by the Employer.

The Contactor must hold a minimum of £1 million Professional Indemnity Insurance. If the Contractor does not hold £1 million Indemnity Insurance, then the designer(s) must be prepared to provide a collateral warranty to the Employer. There is normally a cost associated with the provision of a collateral warranty, the Contractor is advised to seek professional advice and price the collateral warranty accordingly. The expiry date of the warranty will be six years after practical completion and the parties will be the Governors of Wood End First School.

**A11 Containment Sizing**

The Contractor is responsible for the sizing, supply and installation of conduits steel/PVC trunking and cable trays required in order to successfully complete the works. The sizing shall be carried out to comply with BS7671.

**A12 Earth Bonding**

The Contractor shall include the provision of a complete system of earth bonding as required.

**A13 Control Types**

The Contractor is to design and install controls for the LED lighting comprising of daylight linking, absence/presence detection and central manual switches.

The control types for the room areas is noted on drawing 19.369.04.

**A14 Labelling and Engraving**

The Contractor shall label and engrave equipment and accessories in accordance with

BS 7671.

**A15 Builders Work**

The Contractor shall be responsible for accurately marking out on site the positions of all holes/chases and similar builders works necessary to accommodate the wiring and accessories and for checking before making of such holes, chases etc. that they have been accurately formed.

Employ a building contractor to carry out any making good to holes, chases and the like. Include for touching up decorations to match existing.

**A16 Setting Out**

The Contractor will be responsible for the accurate setting out of all accessory positions as necessary to ensure matching maintaining heights of each type of outlet.

**A17 Completion and Inspection Certificates**

The completed installation shall be tested in accordance with the 18th Edition of the IEE Regulations.

The completion and inspection certificates shall be handed over to the Employer on completion of the works.

**A18 Testing**

The Contractor shall test all equipment, material and service installations. Provide test certificates in accordance with 18th Edition of IEE Regulations.

**A19 Commissioning**

After tests have been completed the Contractor shall set to work the LED lighting and proceed to regulate and adjust as necessary to the design requirements.

Complete all commissioning documents and provide certified copies to the Employer.

**A20 Training and Instructions**

The Contractor shall train and instruct the Employer in the safe operation and maintenance of LED lighting.

**A21 O & M Manuals**

The Contractor shall prepare the O&M manuals for the complete installation, including:

* As built drawings in AutoCAD A1 paper size format. Do not stamp the construction drawings As Built.
* Manufactures warranties/guarantees.
* Maintenance instructions.
* Operating instructions.
* Completion Certificates.
* Details of all sub-contractors and designers.
* Building Regulations Completion Certificate.

**Appendix B**

**L10 WINDOWS/ ROOFLIGHTS/ SCREENS/ LOUVRES**

ALUMINIUM WINDOWS

* Manufacturer: Contractor's choice - fabricator/installer must be an approved contractor of the aluminium building system manufacturer (e.g. SAPA, Kaweer, AluK, Comar, etc.). Approved fabricator/installers must be used.

- Product reference: Aluminium profiles extruded from aluminium alloy 6063 or 6060 T6 complying

with the recommendations of BS EN 755-9:2001 and BS EN 12020-2; 2001.

* Performance: Product tested to BS6375: Part 1. (Air Permeability – Class ‘C’. Water Tightness - 600 pa. Wind resistance - 2400 pa. ).
* Construction: All windows shall be manufactured, installed and glazed in strict accordance with aluminium building system manufacturer’s instructions and guidelines as set down in their appropriate technical literature, details and specifications
* Type: Thermally broken sections. Opening lights as shown on drawings, fully weatherstripped.
* Size: To new openings.
* Finished as delivered: Polyester powder coated, RAL 9010 Pure White.
* Ironmongery:
* Top Hung Casement Windows: Stainless steel 'Defender Standard' friction hinges. Hinge security device. Teleflex winding gear complete with midi operator/ handle and chain opener devices.
* Solid Insulated Panels : 28mm insulated sandwich panels with facings of polyester powder coated aluminium finished to match framing to achieve a U-Value of 0.7W/m2k.
* Glazing details:
* 28mm thickness overall consisting of 6mm laminated outer pane / 16mm Swiss V Edgetech Super Spacer, argon filled cavity / 6mm SGG Planitherm One toughened inner pane. Glazing to toilets and the like shall comprise of frosted/textured glass inner panes. Texture to be chosen by client.

A valid Kitemark certification will be required for the glazing units.

* The window fabricator/installer shall make an allowance for all necessary materials applied to the glass as recommended by SGG to eliminate Thermal Fracture.
* The windows shall achieve an area weighted U-value of 1.8W/m2K.
* Beading: As clause 30.
* Drainage: The frames are to incorporate an adequate means of concealed self-drainage. This is to be achieved using a box section sub-cill or drainage tray, according to site requirements, allowing drainage through frame of window and exiting via hidden drainage holes in the nose of the sub-cill or drainage tray. Cill ends to be closed with plastic end caps, sealed with silicone seal. Cill profile to be selected according to the position of each frame within the structural opening.
* Accessories: Each window unit is to be fitted with colour-matched powder coated aluminium trickle ventilators, to achieve 8000mm2.
* Fixing of aluminium frames Positions of fasteners unless predrilled:
* Distance from ends of each jamb: 250 mm (maximum).
* Adjacent to each hanging point of opening lights.
* Centres: 600 mm (maximum).

30 INSULATING GLAZING UNITS BEAD FIXED WITH EXTRUDED GASKETS AS CLAUSE L40

* Gasket: Window fabricator/installer gaskets supplied loose for site fixing.
* Beads: Window fabricator/installer beads supplied loose for site fixing.
* Bead Location: Internal.
* Bead Fixing: As aluminium building system manufacturer’s instructions and recommendations.

75 SEALANT JOINTS

* Sealant:

- Manufacturer: Contractor’s choice

Product reference: contractor’s choice

- Colour: White to match frame colours

- Application: Finish triangular fillets to a flat or slightly convex profile.

80 IRONMONGERY

* Fixing: In accordance with any third party certification conditions applicable. Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
* Checking/ Adjusting/ Lubricating: Carry out at completion and ensure correct functioning.

**L20 DOORS/ SHUTTERS/ HATCHES**

05 ALUMINIUM DOORSET

* Manufacturer: Contractor's choice - fabricator/installer must be an approved contractor of the aluminium building system manufacturer (e.g. SAPA, Kaweer, AluK, Comar, etc.). Approved fabricator/installers must be used.
* Frames and sections: Profiles extruded from aluminium complying with the recommendations of BS EN 755-9:2001 and BS EN 12020-2; 2001.
* Frame profiles: As recommended by the aluminium building system manufacturer.
* System: As recommend by the manufacturer including thermally broken commercial door system with anti-finger trap stiles and low threshold.
* Construction: All doors shall be manufactured, installed and glazed in strict accordance with aluminium building system manufacturer’s instructions and guidelines as set down in their appropriate technical literature, details and specifications
* Finished as delivered: Polyester powder coated, RAL 9010 Pure White
* Ironmongery:
* Anti-finger trap hinges, contractor’s choice.
* Adams Rite ARC-51N overhead concealed door closers.
* 13mm high aluminium thresholds.
* Nylon coated 450mm long x 25mm dia. cranked/offset bar handles internally and externally. Colour to be confirmed by Employer.
* Adam Rite MS2200 security lock with hook bolt and Europrofile Cylinders / Escutcheons.
* SAA finish aluminium kick plates screw fixed inside and out to lower rails
* Glazing details:

- 28mm thickness overall consisting of 6mm laminated outer pane / 16mm Swiss V Edgetech Super Spacer, argon filled cavity / 6mm SGG Planitherm One ‘Low E’ toughened inner pane. A valid Kitemark certification will be required for the glazing units.

The door fabricator/installer shall make an allowance for all necessary materials applied to the glass as recommended by SGG to eliminate Thermal Fracture.

- The doors shall achieve an area weighted U-value of 1.8W/m2K.

* Fixing of aluminium frames Positions of fasteners unless predrilled:
* Distance from ends of each jamb: 250 mm (maximum).
* Adjacent to each hanging point of doors.
* Centres: 600 mm (maximum).

07 INSULATING GLAZING UNITS BEAD FIXED WITH EXTRUDED GASKETS

* Gasket: Door fabricator/installer gaskets supplied loose for site fixing.
* Beads: Window fabricator/installer beads supplied loose for site fixing.
* Bead Location: Internal.
* Bead Fixing: As aluminium building system manufacturer’s instructions and recommendations

85 FIXING IRONMONGERY GENERALLY

* Fasteners: Supplied by ironmongery manufacturer.

- Finish/ Corrosion resistance: To match ironmongery.

* Holes for components: No larger than required for satisfactory fit/ operation.
* Adjacent surfaces: Undamaged.
* Moving parts: Adjusted, lubricated and functioning correctly at completion.