



SCHEDULE OF WORKS

with Pre-Ambles and Preliminaries

PROJECT:	Proposed Alterations to Sampford Courtenay Public Toilets
SITE:	Sampford Courtenay Public Toilets Chappel Lane Sampford Courtenay Okehampton EX20 2SY
CLIENT:	Mr Mike Carpenter, on behalf of Sampford Courtenay Parish Council
REFERENCE:	23006 P1
DATE:	13 th September 2023

CONTENTS

Project particulars	3
List of drawings pertaining to the works	4
Employer's intentions	5
SECTION 1: Preliminaries	6
SECTION 2: Preambles	13
SECTION 3: Schedule of provisional sums	21
SECTION 4: Schedule of Works	22

PROJECT PARTICULARS

Client :	Mr Mike Carpenter, on behalf of SC Parish Council
Architect & Principal Designer	The Bazeley Partnership, Efford Farm Business Park, BUDE, Cornwall. EX23 8LT Contact: Tim Simmons T: 01288 355557 timothys@bazeley-architects.co.uk
Main Contractor:	To be confirmed
Principal Contractor:	To be confirmed
Local Authority:	Devon Building Control Teignbridge District Council Forde House, Brunel Road Newton Abbot, Devon. TQ12 4XX Tel: 01626 215793
HSE Office:	1st Floor, Cobourg House, 32 Mayflower Street, Plymouth, PL1 1QX
Description of Works:	Proposed Alterations to Sampford Courtenay Public Toilets
Programme	To be agreed
Existing Structure/s	Male and Female toilet facility block
Access	Existing stepped and ramped pedestrian access. Public highway immediately adjacent to pedestrian access. Vehicular parking above toilets within Village Hall.
Electricity	Existing supply on site for works.
Water	Existing supply on site for works.
Welfare facilities / WC	Contractor to make own necessary provisions as appropriate.

LIST OF DRAWINGS, DOCUMENTS AND DETAILS PERTAINING TO THE WORK

This Schedule of Works are to be read with the following drawings:

Architect's Drawings and Information (by The Bazeley Partnership Architects)

23006 – SURV001 Location Plan

23006 – SURV100 Existing Floor Plan

23006 – SK100 P2 Proposed Floor Plan

CDM2015 Pre Construction Information (by The Bazeley Partnership Architects)

To be provided prior to tender

EMPLOYER'S INTENTIONS

The project is to carry out internal and external minor alterations to Sampford Courtenay Public Toilets, to include:

Replacing the existing male toilet space with 2 unisex wheelchair accessible toilets.

The entrance door to the male toilets may need to be power operated – tbc with Local Authority.

To provide an improved ramped access up to the new wheelchair accessible toilets, full compliance with building regulations may be restricted by site conditions, but maximum compliance is to be achieved wherever practicable and acceptable by the Local Authority.

Re-purpose the female toilet space into a new ancillary, community space. This space will be accessed via two new steps and a relocated entrance door.

SECTION 1

PRELIMINARIES

CONTRACTOR TO VISIT THE SITE AND BUILDING

The contractor is responsible for determining the conditions and constraints of the building and site and is deemed to have visited and inspected the existing building and surroundings, before submitting his tender or estimate, in order to ascertain all matters affecting the execution of the works.

WORKMANSHIP AND MATERIALS

The whole of the works shall be carried out in accordance with the approved drawings and will accord good building practice, using materials of the best quality and having regard to their use, all to the reasonable satisfaction of the architect and employer. All goods and materials shall be in accordance with latest and revised British Standards.

SITE DIMENSIONS AND LEVELS

The contractor will be responsible for checking on-site dimensions, setting out points and levels etc., prior to proceeding with the work. Any discrepancies found should be reported to the employer and architect in the first instance.

PLANT

The contractor shall provide for all mechanical and non-mechanical plant, tools, vehicles, scaffolding, ladders, trestles, lifting tackle, moulds, profiles, and apparatus etc., necessary for the proper and efficient execution and completion of the works. The contractor shall remove all from the site on completion.

REMOVALS + DEMOLITION / KNOCKING THROUGH

The employer will be responsible for removing all loose items, fixtures and fittings etc. worthy of retention from the relevant parts of the spaces to which the works affect. Any items externally that may interfere with or would likely be damaged during the course of the works will be removed by the employer.

The 3No. large granite stones at the site access are to be set aside and re-used either within the proposed level area of external hard standing, or for re-use by the employer elsewhere within the parish.

The employer will remove all items of furniture, fixtures and fittings worthy of retention in order to allow the contractor to carry out the works. Any items remaining will be included as part of the demolition works.

The contractor will temporarily disconnect / make safe and/or remove all services necessary in order to carry out the works etc., or temporarily relocate services for use during construction where necessary. If required a new temporary fuse board and distribution will be set up by the contractor for use during the works. All temporary works will comply with Western Power Distribution (WPD) requirements.

The contractor will be responsible for examining the existing structure and taking all necessary precautions in order to maintain the structural stability and integrity of the building during any demolition or and/or knocking through works, including shoring and scaffolding. The contractor must examine all parts of the building to be demolished / knocked through and ascertain any

difficulty or limitation to normal working procedures. The contractor will allow for all necessary propping and temporary support required to ensure structural stability and safety throughout all phases of the work.

If, during the course of demolition, dangerous substances in the structure of finishing which affect safety, are discovered, including positions and dimensions of any pipework, cables or points of structural significance, or are of concern in any way, the contractor shall notify the architect immediately.

The contractor will remove all debris and waste materials from site during the works, leaving the site clear and safe upon completion of the works.

LIGHTING AND POWER FOR THE WORKS

Electricity and water already exist on the site. The contractor should make any necessary checks with the area service companies to ensure that supplies are safe to use and that no temporary alteration or safety measures are required before their use. The contractor shall either utilise the existing electric connection for the building or make contact with Western Power Distribution and set up a temporary supply for the works.

WORKMEN TO BE KEPT WITHIN BOUNDS

The contractor shall be responsible for keeping all persons under his control, including all those employed by sub-contractors and all authorised persons, within bounds, and will be liable for all damage to adjoining premises and property, grass and other vegetation, and to hedges and fences and gates etc., by workers, lorries, or from any other cause whatsoever.

DAMAGE TO ADJOINING BUILDINGS

Should any loss, damage or injury occur to adjoining buildings, roads, drains and services to surrounding buildings from carrying out the works, the contractor shall make good the same at his own cost. The contractor will hold general and/or specific risks insurance for the work and materials.

INCLEMENT WEATHER

During inclement weather the contractor shall suspend all works which may be adversely affected for such time as the employer may direct, and effectively cover up and protect from damage by weather the works then in course of construction, together with all unfixed materials on the site.

SAMPLES OF MATERIALS

The contractor shall submit on request samples of any materials if called upon to do so by the employer and/or architect and materials used will be at least equal to the approved sample.

Samples / mockups will be required of the following building elements prior to manufacture / ordering:

- Door ironmongery
- Tiling, including grouts and sealants
- Any fittings chosen by the Contractor

Note: Samples of other items may also be requested.

BY-LAWS REGULATIONS, FEES AND NOTICES

The contractor shall observe all by-laws, regulations and instructions etc. of all authorities and bodies and shall be responsible for giving the notices required at the proper times.

The contractor shall also pay any fees due in connection with the works or plant etc.

The contractor may, where deemed necessary or prudent, inform the area Police and Fire Brigade of the nature of the works.

CARE OF THE WORK

The care of the whole of the works and all appertaining thereto, including all work executed by sub-contractors under the contract, together with all risks or damage arising from the weather, carelessness of workmen or any other cause, shall rest with the main contractor from the date of commencement to the completion and handing over of the work to the employer.

RUBBISH

The contractor shall clear away all rubbish and waste materials that may accumulate from time to time, during the progress of the works, and on completion ensure that the site is cleared of all building rubbish and is left clean and tidy.

PROTECTION, SECURITY AND CONTROL OF THE SITE

The contractor is to provide all necessary barricades, fences, hoardings and the like as is necessary for the protection of working personnel, occupants, visitors, the public and any adjoining properties, and to illuminate, maintain and alter them from time to time as may be necessary throughout the progress of the works.

The contractor must reasonably secure the site against unauthorised entry and not unwittingly facilitate access to the site or via adjoining property.

PROTECTION OF PERSONS AND PROPERTY

The contractor shall provide for the efficient protection of the public, the employer's officers and representatives, servants and property and all other persons occupying or using the premises, during the progress of the works, as required to be done under this contract.

The contractor shall take all precautions to eliminate as far as possible the danger to the public and other persons arising from the entry and exit of site vehicles and other machinery, to and from the site.

The contractor shall provide industrial safety helmets complying with BS EN 397:2012+A1:2012, and all other PPE to all those working on the site. All legal and obligatory safety precautions, notices, and requirements in accordance with the HSE will be observed.

HEALTH AND SAFETY

All contractors and sub-contractors and others engaged in the execution of the work will comply with and carry out all duties imposed upon them, as applicable by current Health and Safety Legislation. This includes: -

- Health and Safety at Work Act 1974
- Management of Health Safety and Welfare Regulations 1992
- Construction [Health, Safety and Welfare] Regulations 1996
- The Construction (Design and Management) Regulations 2015

This is not a definitive list of H&S Legislation and all contractors should satisfy themselves as to the full extent of their duty and compliance.

The contractor should make an appropriate assessment of the welfare provisions that may be required for the works with due regard to the nature of the works and allow accordingly.

All contractors and sub-contractors employed on the works are deemed to be aware of their responsibilities and duties under the CDM Regulations and shall co-operate with the principal contractor to enable him to fulfil his own duties. The tender price shall include for everything necessary to fully discharge the contractors' duties under the Regulations, including provision of information required for the Health and Safety File.

The contractor shall submit his Quality Plan proposals in writing to the Employer before commencing work. The proposals shall be adequate to ensure that the works are constructed to consistently good quality within the requirements of the specification.

The contractor shall maintain on site records of supervision, inspection and test activities, as well as actions taken in the event of default.

The employer's representatives, or visiting architect will carry out spot inspections at their discretion, but it is the contractor's duty to supervise and ensure the quality of the works throughout, irrespective of whether such inspections are made or not.

The employer's representatives may specifically inspect a particular part of the works, but only after that part of the works has been certified by the contractor that the particular stage of the work to be inspected is complete, in accordance with the Quality Plan.

The operation of the Quality Plan shall in no way detract from the employer's representative's right of access for inspection and/or rejection of the quality of any part or element of the works within the terms of the contract.

PROTECT THE WORK

The contractor shall protect the whole of the work from damage from the weather. The contractor shall not permit anything to be done that is calculated to injure the stability of the works or buildings and no cutting through walls or floors shall be done, other than as indicated on the drawings or as described herein, without the sanction of the architect or structural engineer (if appointed). The contractor will be held responsible for all damage arising through carelessness or inadvertence in this respect. Any work damaged or soiled by weather, traffic or other causes due to inadequate temporary protection shall be taken down and re executed or otherwise made good by and at the cost of the contractor.

EMPLOYEES & SUPERVISION OF THE WORKS

The contractor is to keep a fit and competent person in charge of the works and instructions given to him shall be deemed to have been issued to the contractor. This person shall be responsible for the day-to-day running of the site, supervision of the works, ensuring quality and competency of workmanship and Health and Safety matters.

SMOKING ON SITE

Smoking inside of the property is NOT permitted by any persons during the Works.

MANAGEMENT OF THE WORKS

The contractor shall allow for attending monthly progress meetings to be chaired and minuted by the architect/contract administrator and shall provide a formal written contractor's report that

outlines, as a minimum, progress against contract programme, labour on site, placement of subcontracts, any items that are hindering or have potential to hinder progress, any information requirements, and any Health and Safety related incidents.

The contractor shall also provide a monthly valuation of the works for review by the architect. The architect shall then determine the value of works to be certified for payment in accordance with the contract.

CHECKING OF SCHEDULES, DRAWINGS AND DETAILS

The contractor shall ascertain from the drawings or otherwise all holes, recesses, plugs, chases etc., which may be required in time to form these as works proceed. No extra payment will be allowed for cutting or forming such holes, recesses or plugs subsequently. It is noted that the small power works may be varied from the design intent shown on the relevant drawings and therefore variation to this will result in the 'Builder's Works in Connection' being varied accordingly. The contractor should provide a quotation for the value of any such variation once the scope of electrical works is identified.

SUB-CONTRACTORS

No part of the work shall be sub-let to any other persons unless permission is granted by the employer or architect. The employer shall have the power to obtain estimates and to select firms to carry out the work covered by Provisional Sums. The contractor shall enter into contract with the various sub-contractors, making such conditions as those under which the contractor has contracted and shall impose no conditions more drastic; such conditions are to fix a time for completion which shall be reasonable for the carrying out of the work and the contractor shall be bound in this respect by the penalty clause contained in his contract and shall impose a penalty upon the sub contractor proportionate to the damages for which the contractor is liable.

The contractor shall be required to ascertain from all the sub-contractors all particulars relating to their works in regard to positions in which chases, holes, mortises and similar items will be required before the works is put into hand and this shall be deemed to be included for, as part of the contractor's attendance. No claim will be considered for the extra cost of cutting away work already built in consequence of any neglect on the part of the contractor to ascertain these particulars beforehand.

FORM OF CONTRACT

The general conditions of contract are those as set out in the latest published standard Joints Contracts Tribunal 'Minor Works with Contractors Design' Building Contract 2016, whether such contract is signed or not. By providing a tender or estimate, the contractor is deemed to have read the contract and agreed to carry out the works in accordance with these conditions. The contract shall not be varied except by written agreement with the architect or employer.

CONTRACT DOCUMENTS

The contract documents will comprise the Form of Contract, Drawings and Details, Construction Notes, Specifications, etc., as listed in this document on page 4.

EMPLOYMENT, COST AND TAX

The contractor shall allow for all costs incurred in the employment of staff and labour for the execution of the works. The contractor shall be required to produce all necessary certificates under the Finance Act at the time of any demand for payment made to the employer.

PROGRAMME OF WORKS

The contractor will be required to prepare and issue a Programme of Works at least 7 days prior to

commencement on site for agreement with the architect and to complete the works by the contract completion date. This programme should be in a format that shows critical path analysis and include time allowance for completion of all provisional sum items.

PRIME COST AMOUNTS AND PROVISIONAL AMOUNTS

The contractor shall add, unless otherwise described, to all prime cost sums for the profit that may be required, for taking delivery, handling, storing, fixing, and returning empties, carriage paid, also for packing and carriage to site if so required. This will also apply to any items ordered by the employer and delivered to the site.

The contractor shall attend upon the nominated and sub-contractors executing the works for which prime cost or provisional sums are included in the contract and shall supply them with labour and tackle for unloading their materials and allow them use of storage etc. of their materials.

CONTINGENCY

The contractor will include in his tender or estimate the contingency sum to be expended as directed or deducted in part or whole if not required as directed by the architect. This amount is listed in the Schedule of Provisional Sums.

CONTRACT TERMS

Form of contract:	JCT Minor Works Building Contract 2016
Date for Commencement:	to be advised by the Contractor
Date for Completion:	to be advised by the Contractor
Damages for Non completion:	TBC
Defects liability period:	12 months

The Contractor shall make good at his own expense, defects due to faulty workmanship or materials occurring and becoming evident within 12 months of Practical Completion.

Payments based upon works completed and materials on site less 5% retention will be made at monthly intervals or as may be agreed otherwise and made within 14 days of the presentation of the certificate / invoice.

Retention from practical completion to making good defects less 2½%

Penultimate Payment:

Payment to the Contractor of 97½% of the total certified amount will be made to the Contractor under the contract.

Final Payment:

The Contractor shall supply within 3 months from the date of practical completion all documentation reasonably required for the computation of the amount to be paid under the final certificate.

Insurance:

The Contractor shall be responsible for indemnifying the Employer and himself against claims due to injury or death or any damage to property and will be required unless otherwise agreed, to provide evidence of such insurance.

The Contractor shall insure against injury or damage to property in accordance with the contract, not to be less than 1 million pounds sterling. The Contractor shall hold an 'all risks' policy providing cover to a minimum value of £1,000,000.

Adjudication:

Prior to any involvement of the named 'Adjudicator' a 'Written Notice of Intention' to refer the dispute to adjudication shall be sent by the Referring Party to the Other Party. The Notice shall set all information required.

None of the drawings or contract documents or any other detail or matter provided by the Architect will be used by any other person or company in part or in full of any agreement between the Employer, Contractor, Sub-Contractor, or reproduced, copied, or traced, unless the permission of the Architect has been granted.

Contractors design portion

The contractor and their subcontractor(s) will be responsible for the design of the water system, and electrical fit-out of the property.

TENDER AND ACCEPTANCE

A Form of Tender is included with the Tender Documents. The Contractor may insert additional documents or letters or other information in support of clarity of his Tender. A completed copy must be submitted with the Tender returned.

The lowest or any tender received will not necessarily be accepted by the Employer. No payment will be made to the Contractor or anyone else in respect of any fees, charges or costs incurred in the preparation of the tender. The acceptance of any tender will be provisional pending the execution of the form of Agreement.

SECTION 2

TRADE PREAMBLES

Workmanship of all trades will accord with the following British Standards and contractors will be deemed to be fully acquainted with the standards and recommendations.

BS 8000 2014

- Pt. 1 Code of Practice: Excavation and filling
- Pt. 2 Code of Practice: Concrete work
- Pt. 5 Code of Practice: Carpentry, joinery, and general fixings
- Pt. 6 Code of Practice: Slating and tiling of roofs
- Pt. 7 Code of Practice: Glazing
- Pt. 8 Code of Practice: Plasterboard, linings, and partitions
- Pt. 9 Code of Practice: Floor screeds
- Pt. 10 Code of Practice: Plastering and rendering
- Pt. 11 Code of Practice: Wall and floor tiling
- Pt. 12 Code of Practice: Decorative wall coverings and painting
- Pt. 13 Code of Practice: Above ground drainage and sanitary appliances
- Pt. 14 Code of Practice: Below ground drainage
- Pt. 15 Code of Practice: Hot and cold water services

EXCAVATION + CART AWAY

Excavate the existing ramped and entrance areas as required and as shown on the drawings to reduce levels to the underside of the hardcore levels.

Spoil from excavation to be stored temporarily on site for backfilling use if required.

On completion, load and remove any remaining surplus materials. The contractor may charge reasonable costs for removing and tipping all material at an authorised location.

LEVELS

The existing levels of the ground shown on the drawing shall be deemed to be correct unless the Contractor brings to the notice of the Architect any discrepancies before excavation is commenced. The Contractor will check the existing levels of the building and relate the new structure and floor levels accordingly, so the floor levels align as shown on the drawings. Any difference in levels will be subject to notification to and approval by the Architect or Employer.

OVER OR UNDERGROUND SERVICES

It will be deemed that the contractor will have inspected the over or underground services as shown on the drawings and as described elsewhere in the specification, before submitting his tender.

The contractor shall notify the Architect as soon as an over or underground service not shown on any drawing or described elsewhere, is found.

HARDCORE

Hardcore shall be approved hard brick, concrete, stone, or coarse gravel, free from lime, plaster and other foreign matter and broken to the requisite gauges [to pass through a 75mm ring] for the thickness of the various beds, and in any case not exceeding 100mm gauge.

Hardcore shall be spread and leveled in 150mm layers and well rammed, watered and consolidated into a compact mass and by means of a vibrator roller weighing not less than 1 tonne with a

minimum of three passes running at slow speed. Where required, it shall be packed with small pieces, wetted, and blinded with fine material to receive concrete or other beds. Depth of hardcore fill shall not exceed 600mm in depth. Where the Contractor finds such areas of fill exceeding this depth, he will report this to the Architect or Engineer before proceeding with the work.

BLINDING

Sand blinding shall be laid to a minimum compacted thickness of 50mm in sharp sand.

CEMENT

The cement shall be British Portland cement to comply with BS EN 197-1:2011 and shall be stored in a dry place not in contact with the ground.

Sulphate resisting cement shall comply with BS 4027:1996.

AGGREGATES

Aggregates shall comply with BS EN 12620:2002+A1:2008 from natural sources. Coarse aggregate for structural concrete shall be graded from 20mm to 5mm as Table 1 and shall have an aggregate crushing value not greater than 21 when treated in accordance with BS EN 12620:2002+A1:2008. Coarse aggregate for other concretes shall be graded from 37.5mm.

Fine aggregate shall be sand from an approved source [clean, sharp, washed river or pit sand] and complying with BS EN 12620:2002+A1:2008 for concrete and BS EN 13139:2013 for mortar. Aggregate shall be stored in separate piles on a hard sloping surface and shall remain clean and well graded until ready for mixing.

WATER

Water shall be obtained from the public supply if possible or other approved source and shall be kept free from any impurities and comply with BS EN 1008:2002 for testing.

ADMIXTURES

Admixtures will not be permitted without the approval of the Architect.

RETARDING AGENT

The use of cement retarders will not be permitted except where a key for other finishes is required.

READY-MIXED CONCRETE

The Contractor may use ready-mixed concrete provided that it complies with these preambles and BS EN 206:2013+A1:2016 and is obtained from a British ready mix Concrete Association approved depot. The Contractor will keep records of all delivery notes giving name, number or depot, date, name and location of job, cement, type and size of aggregate, type name and quantity of admixture.

Under no circumstances shall water be added to the mix on site.

Structural use of concrete will comply with BS EN 1992-1-1:2004+A1:2014. Concrete to grade 15 to BS EN 1992-1-1:2004+A1:2014

Concrete should not be placed when the temperature is 2 degrees centigrade on a falling thermometer or at least 2 degrees centigrade on a rising thermometer unless adequate precautions are taken to ensure the soundness of the concrete cast.

PROTECTION

After being placed, concrete shall not be jarred, walked on or otherwise disturbed during setting. All concrete shall be kept thoroughly damp for at least a week after concreting. Freshly placed concrete must be protected from heavy rain. Any concrete damaged during setting by any cause whatsoever, shall be replaced at the Contractor's own expense.

MORTAR

Mortar used for concrete blockwork shall accord with block manufacturer's recommendations. For further information see also BS EN 998-2:2016. Sand will comply with BS EN 13139:2013. Batching of the mix must be consistent and each constituent gauged by volume if all constituents are moisture free or by weight if not. Avoid contamination on site by keeping all material separate and covered and dry. Use clean fresh mains water to mix.

Bricks and blocks will comply with BS EN 772-1:2011+A1:2015 and will be laid, stretcher bond in mortar as designated. They will be carefully stored on site and protected and kept dry at all times and used in strict accordance with the manufacturer's recommendations.

BOLTS AND OTHER STEEL FIXINGS

All steel fixings used in the construction will accord with that specified in this document or will be suitable for their intended use in accord with manufacturer's instructions. Bolts will be of the diameter specified with toothed connectors, washers, and rings etc., occurring between each interface.

All metals will be to the correct gauge for their use and will be galvanised, stainless steel or primed as recommended.

TIMBER AND INTERNAL JOINERY

Generally, all materials for joiners' works shall be in accordance with BS EN 942:2007 Pt 1, class 1 for hardwood and clear finish softwood, and class 2 for softwood not concealed. Timber shall be used in accordance with the uses permitted in tables A and B. Timber for flooring shall be graded and sized in accordance with BS 1297:1987 and CP 201 Pt 2. Timber used for joinery purposes shall be of a recognised joinery quality, suitable in every respect for its intended purpose and shall comply with BS EN 942:2007.

Plywoods shall be in accordance with BS EN 636:2012+A1:2015 bonded with moisture resistant adhesive to BS 1203:2001 for internal use. Hardboard shall be in accordance with BS EN 315:2000, 316:2009, 317:1993, 318:2002, 319:1993, 320:2011, 321:2002, 382:1993, 622:2009, type TN and shall have a flame spread classification of class A1. Wood chipboard and similar boards will accord with BS EN 309:2005, 311:2002, 312:2010, 317:1993, 323-324:1993, 325:2012, and BS EN ISO 12460-5:2015. Tongue and groove boarding shall be to BS 1297:1987.

Blockboard shall accord with BS 8201:2011. Wood and panel doors shall be to BS 4787:1980 Pt. 1.

All work to be finished with all nails punched in and neatly puttied to give a clean, even, and smooth surface ready to receive the decoration stated/specified. All work specified to be un-decorated shall not have any residues of glue or treatment visible on the surface and no filler of any kind is to be used on joints or defects within the timber surface unless approved by the architect.

All joinery specified to be painted should be knotted and primed before or immediately on delivery to site. All joinery will be carefully protected on site, before and after fixing.

PLUMBING, SERVICES AND WATER SYSTEM

Generally, the services contractors or coordinators will be responsible for designing and installing complete and suitably efficient systems carrying out all works and using approved materials in accord with the British Standards, BS 6708:1988 Codes of Practices, Bye laws and Statutory Regulations applicable. Programming of installation of all services will be the responsibility of the Main Contractor.

Copper tubing and fittings shall be to BS EN 12449:2016 of approved British manufacture, clean, smooth, and drawn from virgin copper, for water. Capillary and compression tube and fittings shall be to BS EN 1254:1998. PVC tubing and fittings shall be to BS EN ISO 1452:2009.

Cold water storage systems shall be plastic to BS 4213:2004. Ball valves shall be to BS 1212:2016. Draw off taps and stop valves for hot and cold services shall be to BS 1010.

The jointing methods are to be suitable for the materials used in accordance with the recognised trade practice and to the specification of the manufacturer. Pipes used for potable water shall be jointed with lead-free solder joints or mechanical joints approved by South West Water Authority.

All pipework must be accessible in floors and walls [see requirements by SWW] and structures are to incorporate access traps and points as necessary.

The planning and design of all hot and cold water systems will be completed by qualified Contractors having liaised with the Main Contractor, Employer and Architect on all relevant matters and the scheme will be approved by them prior to installation.

Wherever possible, all pipework will be out of sight, under floors, in walls, ducts, cupboards, in roof spaces. Pipework shall be adequately fixed to the structure and other surfaces.

ELECTRICAL INSTALLATIONS

All materials and methods of work are to comply with the latest IEE 18th Edition Regulations, the Building Regulations Part M, Part P and all relevant British Standards. Cables shall be of an approved manufacture and shall carry the BASEC make or identification thread.

The types of cables, conduits and accessories used for wiring and installing must be suitable for the purpose and must be consistent throughout the installation. Ceiling roses, light switches, socket outlets and spur connectors and the like are to be white plastic or approved pattern or as specified otherwise. All switches and outlets are to be flush pattern type.

The installation will comply with the requirements of the area electricity company and the Contractor shall carry out such tests on completion that are required by the company to satisfy these requirements and issue the appropriate completion certificate.

The Contractor will ensure that all conduits and cables shall be hidden, with no surface wiring of any kind. Cables buried in plaster not in a conduited system shall be protected by conduit or other suitable cover against accidental penetration from nails and drills etc. PVC sheathed or other types of cables laid in roof spaces or under floors shall be set out neatly and systematically.

Chases will be provided in walls where required to hide wiring or conduit.

Cables located in insulation will be protected in suitable conduits.

INTERNAL AND EXTERNAL DECORATION

The external elements of the building have recently been refurbished and are not envisaged to require decoration.

All internal decoration will comply with that specified in this document, or be confirmed on site by the Employer. Colours of paint and stain, tiling and other finishes will be confirmed.

Generally knotting will be in accordance with BS 1336:1971. Stopping for timber shall be composed of pure white lead and linseed oil putty with a small proportion of cold size added, or alternatively an approved proprietary stopping may be used. Paints will be obtained from one manufacturer, approved and instructions and recommendations for use followed closely. Unless otherwise defined, all bare plaster and skim surfaces are to receive one undercoat and two full-bodied coats of Dulux Trade Diamond Eggshell in Pure Brilliant White. All new wood, metal and other specified surfaces are to be prepared and primed and painted with one undercoat and two satinwood finishing coats internally (to Employer's requirements), and prepared, primed and painted two undercoats and two full eggshell or gloss coats externally (to Employer's requirements), lightly rubbed down with sandpaper between each undercoat. Areas of internal and external timber to be left natural will be treated, sealed waxed and / or stained as directed.

Preservatives will comply with BS 8417:2011+A1:2014.

All standards of workmanship generally will comply with BS 6150:2006+A1:2014. All new plastered surfaces are to be thoroughly dried, brushed down, splashes or mortar and plaster and other material etc. removed, and all holes, hollows, cracks, and imperfections, filled and made good before decoration.

New woodwork to be painted will be rubbed down with sand paper and knots covered with shellac knotting, with surfaces stopped as previously specified and rubbed down and cleaned off.

Open grained surfaces of plywood and the like should be adequately filled. New woodwork to be clear varnished, lacquered, or polished shall be rubbed down with fine sandpaper and any pinholes or small imperfections filled with matching coloured filler. Before the painting of wood or metal surfaces, all ironmongery and other fixings that are not to be painted, will be removed and refixed when the paintwork is hard. The priming coat and each undercoat shall be well rubbed down with fine sandpaper and stopped and touched up prior to the application of the succeeding coat of paint. Where ceilings are to be skimmed, an emulsion paint finish as specified will be applied.

Staining, treating, and sealing of softwood and hardwood external doors will accord with the above unless specified otherwise.

Wood primers are to be to BS 7956:2000. Metal primers are to be zinc phosphate primers. Undercoats to wood and metal are to be oil based. Gloss tops coats are to be alkaloid based.

Preparation will be in strict accordance with BS 6150:2006+A1:2014, BS EN ISO 12944:2017 and BS EN ISO 14713:2017 and the manufacturer's recommendations.

BUILDING LOG BOOK / OPERATION + MAINTENANCE MANUAL

Prepare and provide the Employer with a log book giving details of installed services, plant and controls, their method of operation and maintenance, and other associated details that collectively enable energy consumption to be monitored and controlled to be made available as part of other documentation provided for the building, such as Operation and Maintenance Manuals, and the

Health & Safety file.

NEW EXTERNAL + INTERNAL DOORS

Ensure all new/replacement doors are installed in accordance with required minimum clear openings, opening and closure devices, fire and security ratings and glazed areas are in accordance with Approved Document K. Generally:

Locks and latches should comply with BS 3621:2017 – thief resistant or as required by employer's Insurance Company.

Hinges for all doors must be selected for their environment and the weight of the door leaf. The product must be CE marked.

Internal doors will include a 10mm air gap between the bottom of the door and the FFL.

INTERNAL JOINERY

All new / replacement internal timber joinery will be of good quality in Southern Yellow Pine softwood or other approved timber. Generally, the work will include for all door linings, door stops, architraves, frames, and sills etc. where required. All work will be neatly cut, mitred, fixed and fitted and stopped in, with all exposed cut ends appropriately sealed, and left ready for decoration as required.

BLOCKS + MORTAR

Blocks will comply with BS EN 772-1:2011+A1:2015 and will be laid, stretcher bond in mortar as designated. They will be carefully stored on site and protected and kept dry at all times and used in strict accordance with the manufacturer's recommendations.

Concrete blocks will have a min. 7N/mm² compressive strength and will be laid in nominal 10mm horizontal and vertical mortar joints in a stretcher bond pattern. The walls will be built up as shown and detailed, forming all openings, nibs and returns etc., using units of 440 x 215 x 100mm thick of weight 7.1kg. Workmanship will comply with BS 8000-3:2014.

Mortar used for concrete blockwork shall accord with block manufacturer's recommendations. For further information see also BS EN ISO 15528:2013. Sand will comply with BS EN 13139:2013. Mortar in blockwork above DPC level will be 1:1:6 c/l/s by dry volume. Use a mix of 1:4 c/s or 1:1½:4½ c/l/s below DPC. Batching of the mix must be consistent and each constituent gauged by volume if all constituents are moisture free or by weight if not. Avoid contamination on site by keeping all material separate and covered and dry. Use clean fresh mains water to mix.

SECTION 3

SCHEDULE OF PROVISIONAL SUMS

Making good to highway at abutment of new ramp.	£1,000.00
Supply only of new Cubicle enclosures to Toilets	£1,500.00
Supply only of new Doc M sanitaryware suite x2.	£1,000.00
Supply and install of slot drain across external threshold to Unisex toilets	£2,500.00
Supply and install of electrically operated door to Unisex toilets (if deemed required by the LABC)	£3,000.00
<u>TOTAL of PROVISIONAL SUMS</u>	<u>£8,000.00</u>
Contingency	5% of Tender Price

SECTION 4

SCHEDULE OF WORKS

APPRAISAL AND DEMOLITION/STRIP OUT METHOD STATEMENT

Prior to the execution of any works, the contractor will thoroughly appraise himself of the existing building and site and the proposed works in particular the requisite method and sequences of demolition and strip out. If the contractor has any concerns regarding the best method or the sequence, he is to consult the architect prior to commencing the works.

ROOM	DESCRIPTION OF WORKS		ACTION /INFO REQ'D	£
<u>ANCILLARY SPACE</u>	<u>Existing female toilets:</u>			
	1.	Contractor to allow for stripping out all existing fixtures and fittings in existing female toilets, this is to include all sanitaryware, cubicle partitions, cubicle doors and door linings, all plumbing, existing floor tiles and skirting tiles.		
	2.	Contractor to allow for making good to disrupted surfaces, repairing any damage caused by removal of cubicle walls, floor and wall tiles, etc.		
	<u>Infill of Existing cupboard opening:</u>			
	3.	Contractor to allow for removing and stripping out existing cupboard door and lining		
	4.	Contractor to allow for building up from floor 100mm thk masonry blockwork of matching density to the existing wall.		
	5.	Contractor to allow for finishing the face of the blockwork with 3mm multi skim, ready for decoration.		
	<u>Entrance Door:</u>			
	6.	Contractor to allow for carefully removing existing entrance door to female toilets, setting aside in a safe location for re-use.		
	7.	Contractor to allow for cutting existing door threshold back approximately 220mm , and to a level 141mm beneath proposed FFL in Ancillary Space.		
	8.	Contractor to allow for reinstating existing stored entrance door further back into the reveal of the existing opening, the front of the door is to align with the face of the 2 nd step in reformed threshold.		
	9.	Contractor to allow for making good to face of steps		

		and to reveals of door opening following works.		
	<u>Floor:</u>			
	10.	Contractor to allow for pouring a waterproof self-levelling compound to within 3mm of proposed FFL. Nominal 17mm thk assumed. Follow manufacturers instructions for installation and drying times.		
	11.	Contractor to allow for finishing the floor with a 3mm thk self-levelling slip-resistant epoxy resin floor screed, in accordance with manufacturers instructions.	Colour tbc	
	12.	Contractor to allow for installing proprietary epoxy resin skirting to walls during installation of flooring, in accordance with manufacturers instructions.		
	<u>Decoration:</u>			
	13.	Contractor to allow for all plasterwork to be painted in line with the specifications detailed within Preambles.		
<u>UNISEX WHEELCHAIR ACCESIBLE TOILETS</u>	<u>Existing male toilets:</u>			
	14.	Contractor to allow for stripping out all existing fixtures and fittings in existing male toilets, this is to include all sanitaryware, cubicle partitions, cubicle doors and door linings, all plumbing, existing floor tiles and skirting tiles.		
	15.	Contractor to allow for removal of existing left hand blockwork partition wall in male toilets.		
	16.	Contractor to allow for making good to disrupted surfaces, repairing any damage caused by removal of partition wall, cubicle walls, floor and wall tiles, etc.		
	<u>Existing cupboard</u>			
	17.	Contractor to allow for removing all existing fixtures and fittings in existing cupboard space. Existing svp to be disconnected from drain.		
	18.	Contractor to allow for cutting a channel in the existing floor from the existing termination at the SVP, to the new proposed SVP location.		
	19.	Contractor to allow for installing new extension to foul water drain within new channel as above. Provide a new termination at head of drain ready for new AAV installation. Make good to floor.		
	20.	Contractor to allow for preparing the face of the existing blockwork wall, making good to the surface and any existing penetrations.		
	21.	Contractor to allow for finishing the face of the blockwork with 3mm multi skim, ready for decoration.		
	22.	Contractor to allow for finishing the face of the unfinished blockwork on the external wall at the back of the existing cupboard with 3mm multi skim, ready for decoration.		

<u>Additional Ceiling Mounted light fixture in left hand cubicle:</u>			
23.	Contractor to allow for installation of ceiling mounted light fitting, to match the existing. Allowing for all chasing and extension of existing lighting system etc.		
24.	Contractor to allow for making good to any disrupted surfaces, including decoration.		
<u>Fit Out:</u>			
25.	Contractor to allow for the fitting of proprietary cubicle partitions, doors, fittings and pilasters, as detailed within provided specification.	Spec. tbc see Prov. Sums.	
26.	Contractor to allow for the install of Doc M compliant suite, including close coupled wc, as detailed within provided specification.	Spec. tbc See Prov. Sums	
27.	Contractor to allow for all new plumbing and pipework associated with the new Doc M fit-out, including new AAV in corner of Left Hand Cubicle. AAV to be boxed in with 12.5mm thk MR plasterboard fixed to 25x25mm treated timber skeleton. Finish plasterboard with 3mm multi skim finish.		
<u>Floor:</u>			
28.	Contractor to allow for pouring a waterproof self-levelling compound to within 3mm of proposed FFL. Nominal 17mm thk assumed. Follow manufacturers instructions for installation and drying times.		
29.	Contractor to allow for finishing the floor with a 3mm thk self-levelling slip-resistant epoxy resin floor screed, in accordance with manufacturers instructions.	Colour tbc	
30.	Contractor to allow for installing proprietary epoxy resin skirting to walls during installation of flooring, in accordance with manufacturers instructions.		
<u>Decoration:</u>			
31.	Contractor to allow for all plasterwork to be painted in line with the specifications detailed within Preambles.		
<u>External Works</u>	<u>Demolition:</u>		
	32.	Contractor to allow for the demolition and removal of existing hardstanding ramp and accessway between highway and toilet block. Existing granite stones at entrance to site are to be put safely to one side for re-use in proposed landscaping scheme / employer decision.	
	33.	Contractor to allow for carefully removing existing metal gate and set aside for reuse / employer decision.	
	<u>Hard Landscaping:</u>		
	34.	Contractor to allow for the supply & installation of new	Colour

		<p>Hard Landscaping areas as per Architects drawings.</p> <p>The contractor is to excavate to allow for the proposed path build-up:</p> <p>The finish to the access path to be 600 x 600 pcc exposed aggregate concrete slabs with anti slip finish.</p> <p>Slabs to be bedded on mortar on 150mm thk C35 reinforced concrete, on min 150mm thk consolidated hardcore.</p>	and texture tbc	
	35.	Contractor to allow for installing slot drain across entrance to wheelchair accessible unisex toilets	Spec tbc See Prov. Sums	
	<u>New handrail:</u>			
	36.	<p>Contractor to allow for installing a new handrail for the duration of the new path and ramp as per Architects drawings.</p> <p>Handrail to be solid mild steel D section, 50 x 15 overall size and welded to solid wall brackets at 1000mm centres.</p> <p>Brackets are to ensure a minimum 50mm wall clearance and 50mm downstand to bracket arm, in accordance with Diagram 1.13 of Part K of the Building Regulations.</p> <p>75mm diameter x 3mm thk bracket plate to be fixed to wall with stainless steel screws.</p>		
	<u>Miscellaneous:</u>			
	37.	Existing external metal gate set aside previously to be fixed to wall as per Architects drawings	Tbc See Prov. Sums	
	38.	Contractor to allow for making good to highway at abutment with new ramp to ensure smooth and level transition to access is possible.	See Prov. Sums	

END OF DOCUMENT