

Specification for Up-grading Works

1 SPECIFICATION FOR PROJECTS

1.1 MAIN HALL (Replacement ceiling and decoration)

- Remove existing suspended ceiling and replace with flat plaster-board ceiling and plaster-skim to cover.
- Plaster-board to be fixed to metal or wood joists (approx.96 sq. metres) with steel/aluminium membrane and relevant timber size joists (to be placed on hangars)
- Supply and install 150 mm bagged insulation, to be laid above the new ceiling (approximately 96 sq metres.).
- Loft access to be provided to allow walkway to connect both accesses.
- Lighting in roof space to be provided, viz. three LED bulbs.

- Supply and install approximately 15 LED modular light fittings with click rose connection, connected to existing electrical supply.
- Two switches to be provided for the overhead lighting, to enable either half to be switched on independently, or all switched on together.
- Remove and re-route electric cables from ceiling.

- Paint ceiling white in Dulux matt finish.
- Strip wallpaper and re-skim walls.
- Paint walls with a durable, wipeable vinyl silk paint in magnolia (Dulux).
- Paint lower timber panelling in Dulux matt finish – colour: First Dawn.
- Replace skirting boards with a UPVC alternative (white).
- Cover floor in hardboard whilst work is undertaken to prevent damage.
- Doors (1 x bi-fold, 3 ordinary and 1 fire escape) to be rubbed down and finish in Dulux gloss white finish.
- Architraves to be rubbed down and finished in Dulux gloss white finish.

1.2 TOILET ALTERATIONS

To be carried out in accordance with the architect's drawings (Plan B) and the building surveyor's report.

- Remove existing sanitary ware and services.
- Remove all drainage for the existing sanitary ware. Install new drainage for the new layout as per the plans provided – Plan B.
- Connect all new drainage to existing manhole.

- Remove internal walls as detailed in architect drawings, and install 200 mm x 100 mm RSJ seated-up on reinforced concrete padstones.
- Remove concrete floor as required to access drainage and make the required alterations.
- Access hatch to be provided in ceiling (to allow for any above-pipework)

- Supply and fit new white sanitary ware as per the plans provided (Plan B) incorporating one x Document M-compliant disabled toilet layout.
- Install non-concussive taps to each hand-basin.
- Clear plastic splashback to be provided over each hand-basin.
- Three hand-dryers to be installed, one of which to be installed in the disabled toilet.
- Install extract duct for new electric fans.
- Grab rails to be provided as shown on plans.
- Floor covering to be a non-slip altro-style floor: colour: Starfish.
- Lay 150 mm of hard-core to the floor area. Compact down and add 50 mm of sand blinding and lay Visqueen dpm.
- Lay 100 mm of Kingspan floor insulation.
- 25 mm of Kingspan to be laid to the perimeter of the floor to stop cold bridging.

- Second layer of Visqueen is then to be added to the total floor area.
 - Fill the area with 150 mm of concrete to a trowelled finish.
 - Build new internal dividing walls for the toilets with 100 mm thermalite blocks.
 - Install new frames and doors to toilet cubicles.
 - Timber ceiling joists to be added across the internal walls.
 - Insulation above ceiling rafters is to comprise 300 mm of dry-therm rockwool.
 - Plaster board and skim the ceiling joist to create ceilings.
 - Dry-line all walls and skim finish.
 - Supply and fit entrance doors into Ladies' and Gents toilets respectively, together with appropriate signage.
 - Electrical work to be carried out in accordance with the plans, incorporating LED downlights with sensors (one in the Ladies, one in the Gents, and one in the disabled toilet).
 - Extractor fans and alarm pull cord to be installed within the disabled toilet section.
 - Central heating radiators – three in number – one in each toilet facility.
 - Walls to be painted in Dulux vinyl silk magnolia.
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Existing foul and surface water (as per specification provided)

- (a) Line and direction of all existing drainage unknown; contractor must locate.
- (b) When located, contractor must establish the condition and impermeability to water of any existing drains if to be reused or modified.
- (c) Contractor must also locate existing drains and check suitability and that there is adequate fall to accommodate any additional lengths of new drainage, this must be carried out prior to work commencement.

Good practice requirements (as per specification provided)

- (a) Contractor must lay drains in straight lines. Keep any bends to a minimum and as slow as possible.
- (b) Contractor must lay drains with even falls.
- (c) Contractor must provide access to drains in the form of manholes, inspection chambers and rodding eyes at regular intervals. Contractor must provide access at changes in direction, fall, size etc.
- (d) Contractor to backfill drains with materials such as pea gravel, which will provide adequate support.
- (e) Contractor must protect pipes from damage if they are shallow or laid in heavily trafficked areas.
- (f) Contractor must identify anticipated flows and provide pipes of sufficient size.
- (g) Contractor must establish the condition and impermeability to water of any existing drains to be reused.

2 ADDITIONAL NOTES

The successful contractor will be required to apply to Cheshire East Council's Building Control Section for the necessary permissions.

Contractors are required to provide two references and two examples of previous projects; this will comprise photographs of the projects and addresses of each so that parish councillors can visit, if necessary.

3 PAYMENT ARRANGEMENTS

Payment will be made by means of a 10% deposit prior to commencement of the work, with further payments of 10% made at regular intervals during the project, and a final 10% payment being made up satisfactory completion of the snagging process.