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<u>SECTION 1A - PRELIMINARIES</u>		
PRELIMINARIES/GENERAL CONDITIONS		
The conditions of contract shall be the General Conditions of Government Contracts for Building and Civil Engineering Contract GC/Works/ 2		
<u>Project Preliminaries</u>		
Price the Preliminaries Section of the Specification (excluding A54 Provisional Sums). Specify the clauses for which sums are entered.		
A) LUMP SUM		
Fixed Costs, such as bringing on site, installing, setting up and subsequent removal, which are not related to time, value or work.	Item	
B) VALUE RELATED		
Costs such as insurance, which are calculated by reference to the value of all or part of the works.	Item	
C) WORK RELATED		
Resources, such as piling rigs, excavators and mobile cranes, which are brought on site for certain activity and then removed.	Item	
D) TIME RELATED		
Resources such as hutting, agent, engineer and the site transports, the retention of which is governed by overall or phased completion.	Item	
E) SITE VISITS		
ALL sites will be visited prior to submitted tender prices and documents		
F) BUILDING REGULATIONS		
All guidance, dimensions, provisions will be taken from Part M of the building regulations not BS 8300.		
Carried Forward to Summary of Costs		

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SECTION 1B - PROVISIONAL SUMS

Include the following provisional sums:

Unforeseen alterations beneath dais

3,000	00
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Unforeseen Structural works to provide Magistrates
entrance lift

2,000	00
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Carried Forward to Summary of Costs

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SECTION 1C SCHEDULE OF WORKS**BUXTON MAGISTRATES COURT****Magistrates Car Park**

Contractor to remove or grind down the tree stump in the Magistrates car park, remove the kerb stones surrounding the tree stump and all vegetation contained within the perimeter of the kerb stones. Cart all debris off site.

Remove all existing tarmac in the car park, make the surface level and provide new tarmac, including the area where the tree stump has been removed. Mark out 4no. car parking spaces (incl. 1no. DDA) with thermoplastic lining, as shown on drawing.

Magistrates entrance platform lift

Carefully remove perimeter railings as shown on the drawing to enable a lift and enclosed porch to be located up to the outside of the building. Retain the railings and return them up to meet the corner of the new porch to prevent a fall to the basement level. Include for fixing of all posts into the ground to provide a secure fixing.

Remove kerb stones edging the car park in this location and all vegetation. Re-direct the drainpipe as necessary to provide the new porch structure as shown on the drawing.

Contractor is to employ a specialist (Structural engineer) to design and build a platform structure that is sufficient in strength and design to house a permanent platform lift and porch structure. Structural drawings to be provided prior to construction. The structure is to bridge the gap from the car park and the building but to retain access at basement level. A smooth level transition from the car park onto the new platform lift is to be provided. A porch structure is to be built upon the new platform as shown on the drawing using stone work for the lower half and glazed panes to the upper half to match the existing design of the building. A fully DDA compliant door and frame is to be provided to the front elevation, to incorporate a full height vision panel and automated door opener linked to a digital key pad, as per the design of the existing Magistrates entrance door. The roof to the new porch structure is to match the roof of the adjacent corridor roof, drainage to also be provided for the new roof.

External platform lift

Provide a vertical short rise hydraulic platform lift with key controls or similar approved to overcome the rise in height from the car park to the lobby outside courtroom 2. Colour to be powder coated black, location as shown on the drawing.

Ensure that the lift can be fully maintained when fixed within the porch that is to house it (panels to be assessable for servicing and maintenance).

The contractor shall include for all associated electrical connections required for the full safe operation of the platform lift. The contractor shall investigate the existing distribution board and make allowances for an additional board if there is no spare capacity.

The Vertical lift requires a 240 V AC - 50/60 Hz supply with a 24V DC supply required for the control unit with a 600 W pump.

Upon completion of the works, the Contractor shall hand over 2 copies of an operating and maintenance manual which shall contain, but not be limited to, the following information:

- Emergency contact numbers
- Procedures for fault finding
- Emergency procedures.
- System description.
- Manufacturer maintenance instructions and contact details.
- As fitted drawings.
- All test results.

An opening will need to be created in the wall as shown on the drawing to enable the disabled person access from the lift into the lobby outside court 2. Carefully remove stone block work and set aside for re-use. Remove all windows to accommodate an opening that is the full height of the new porch. Suitably board up any areas surrounding the porch where the windows have been removed in order for the windows to be replaced by others. Frame the new opening with a timber frame and architrave to match those in the surrounding area, decorate to match existing in surrounding area. Blocks that have been set aside for re-use are to be used when constructing the front wall of the new porch.

Internal levels

It is the intention to make all areas within the Magistrates accommodation the same level as the dias in courtroom 2. This would require the following works:

Court room 1

Carefully remove the Magistrates bench and all associated timber paneling and set aside for re-use. Clear dias completely and remove covering surface of the dias to reveal the internal structure. Existing dias to be lowered to a height of 450mm, all associated adaptations required to lower the dias are to be undertaken (including re-forming of steps up to the dias). Re-assemble the dias once lowered using any existing paneling if possible, if new panels are required it is to match the profile of the existing.

Make good all walls that are revealed by lowering the dias and redecorate complete walls as required. Allow for adapting the door opening into the Magistrates retiring room to suit the new height of the bench. All timber works to match existing. Allow for new covering to the new dias surface (carpet tiles).

Allow for disconnecting all power, data, attack alarms etc prior to undertaking the works and re-connections once works is complete. Also allow for lowering if required.

Remove the dias from beneath the clerk's bench to bring the floor level with the rest of the court room. Make good the flooring where required, using the best possible match of carpet

Allow for a gate to be provided to the side of the bench to match the existing style and design of the bench. Beggar latch to be incorporated onto the gate.

Magistrates Retiring Room

All furniture to be removed by others prior to the dias to be lowered to the new height of the dias in court room 1. Steps into the retiring room are to be removed and the dias is to be opened up and all necessary alterations required to be made to reduce the dias in height. Dias also to be reduced in size as shown on the drawing to suit the new entrance into the retiring room. New steps to be formed by the entrance area and the entrance door is to be widened to a minimum of 900mm and DDA compliant door, complete with full height vision panel, door closer and ironmongery to be provided. Door to match those in surrounding area.

Allow for removing the existing sliding folding partition that divides the room into two and set aside for re-use.

Make good all walls that are revealed by lowering the dias and redecorate complete walls as required (whole room). Allow for a new door opening, door, frame and ironmongery into courtroom 1 as shown on the drawing. All timber works to match existing.

Allow for disconnecting all power, data, attack alarms etc prior to undertaking the works and re-connections once works is complete. Also allow for lowering as required. Re-configure the lighting within the Magistrates retiring room area.

Allow for complete new floor covering (carpet tiles) throughout the Magistrates area. Threshold strip to be provided where the carpet tiles meet the vinyl at the entrance door.

Within the newly formed retiring room contractor is provide a sink and space for a dishwasher in the location shown in the drawing. Hot and cold-water services to be taken from the adjacent WC's. Services are to be piped into tea point using appropriate copper, plastic pipe work and all necessary connectors, adaptors and brackets. Waste is to discharge into the existing drain in the adjacent WC through a boss adapter in compliance with BS5254. Sink waste to be fitted with a 75mm bottle trap. Water connections to be fitted with isolation valves at each outlet in accordance with current water regulations and BS 6700.

The following new kitchen units from Magnet Trade range should be provided. The stainless steel single sink and drainer is to be clear sealant bonded to work top and earthed in compliant with current IEE regulations.

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<p>Style of units to be chosen by the client, brochure to be provided, units to include the following:</p> <ul style="list-style-type: none"> • 1no. 1500mm wide sink base unit (space for dishwasher beneath drainer unit). • 1no. new stainless steel single sink and drainer with 1no. wing lever deck mixer tap. • Work tops • 1no. 1000mm wide double wall units <p>Seal around cut edge of worktop at sink bowl partition with single coat of sealant or paint.</p> <p>Contractor to supply and fix 4no. courses new H&R Johnson or similar approved white glazed ceramic wall tiles to wall surface with waterproof adhesive and white grout to create splash back above new worktop, colour to be confirmed. Contractor to include white mastic sealant where tiles abut worktop. Tile size 150x150mm.</p> <p>Internal access to WC's</p> <p>Provide an internal ramp for the Magistrates to gain access from their retiring room and court room to the WC's as shown on the drawing. Ramp to be constructed from a timber frame so that it can be easily removed if required. Timber surface to be covered with new Altro Stronghold 30 High Performance slip resistant vinyl sheet flooring. All flooring to be hot welded and lay in accordance with manufacturer's instructions with recommended adhesives and sealants. Skirting detail to consist of a plastic skirting trim and colour of vinyl to be confirmed by client, but to contrast with the walls.</p>		

Supply and install handrail and balusters to both sides of ramp. Handrails and balusters to be 50mm diameter overall comprising galvanised steel handrail with 4mm thick PVC sleeving over, colour to be confirmed. Handrail to be screw fixed to the wall on both sides using suitable fixings and brackets. Handrail to be located at a height of 900mm above the ramp, extending a minimum of 300mm horizontally beyond the top and bottom of ramped access.

Magistrates WC's

Strip out completely the sinks, WC's and urinals and suitably cap off all hot and cold water and drainage connections and re-configure to suit the new layout as shown on the drawing and adapt all pipework and drainage to suit and make all necessary connections.

Raise the level of the floor to the same level as the level landing at the bottom of the ramp in the corridor. To be constructed from a timber frame and all hot and cold water and drainage connections are to be adapted to suit.

Reconfigure the layout of the existing WC's by removing and constructing new partitions as shown on the drawing. Create one entrance into a WC lobby area, (1no. of the 2no. existing doors to be boarded up, other door to be re-hung) and provide a new unisex WC and a new unisex DDA compliant WC in the existing WC by constructing a new 150mm Gyproc metal stud partitions in the location shown on the drawing. Partitions to be constructed off the structural floor to underside of the ceiling. Partitioning to include 12.5mm plasterboard both sides. Provide Gyproc joint tape to joints and apply 3 to 5mm thistle board plaster skim finish to partition walls. Voids to be filled with Rockwool insulation. In unisex DDA WC provide new door and frame, min 1000mm wide (complete with DDA lock and handrail on inside face), in the unisex standard WC, provide standard size door and frame.

In DDA unisex WC provide new Doc M pack and in unisex standard WC provide standard Armitage shanks or similar approved WC and sink. Adapt the drainage and cold-water services, to be piped using appropriate copper, plastic pipe work and all necessary connectors, adaptors and brackets.

The contractor is to include for the following drainage works: -

- PVC bottle traps and 40mm branch wastes to wash hand basin and 110mm PVC branch wastes to WC.
- An air admittance valve is to be fitted at waste connection in toilet accommodation in accordance with BBA Certificate No 93/2916.
- Cold-water connections are to be fitted with an isolation valve in accordance with current water regulations and BS 6700.

Contractor to allow a provisional sum for supply and fixing various accessories such as toilet tissue dispensers, coat hooks, soap dispensers, supply and fix a full length mirror to be located on the back of the WC door in DDA WC and above sink in standard WC.

A red emergency alarm pull cord shall be installed in the new disabled toilet to activate a visual indication outside the disabled toilet entrance. A remote visual and audible alarm panel shall be installed behind the reception desk. Re-set of the alarm shall be at the WC only.

Redecorate all walls within the whole WC area (including lobby) with 2no. coats of eggshell emulsion, in the DDA WC the colour is to be contrasting to the handrails and flooring.

Contractor to supply and lay new Altro Stronghold 30 High Performance slip resistant vinyl sheet flooring, thickness 3mm, width 2000mm, with stainless steel threshold strip throughout the whole of the WC area (including lobby). All flooring to be hot welded and lay in accordance with manufacturer's instructions with recommended adhesives and sealants. Skirting detail to consist of a plastic skirting trim and colour to be confirmed by client, but to contrast with the walls.

Ensure the WC area has sufficient ventilation to comply with the current regulations, provide additional if necessary. Allow for the re-configuration of the lighting with the room and new fittings if the existing provision is insufficient.

Court room 2 and lobby reconfiguration

In order to create a lobby for the platform lift entrance the partitions between courtroom 2 and the existing lobby should be removed and new walls formed as shown in the proposed drawing. Construct new 150mm Gyproc metal stud partitions in the location shown on the drawing. Partitions to be constructed off the structural floor to underside of the ceiling. Partitioning to include 12.5mm plasterboard both sides. Provide Gyproc joint tape to joints and apply 3 to 5mm thistle board plaster skim finish to partition walls. Voids to be filled with Rockwool insulation. Provide new door and frame, min 1000mm wide, complete with thumb DDA compliant turn lock on the lobby side and full length vision panel and door closer.

Allow for removing all steps up to the dias and all fixtures and fittings such as radiators beneath the windows, fire extinguishers etc. Relocate all items once the new partitions have been constructed.

Allow for providing a continuous raised platform from the dias in courtroom 2 to the dias in the retiring room, to provide a flat and level surface throughout the Magistrates accommodation. Allow for new carpet tiles and threshold strips at doorways.

Allow for widening the existing Magistrates entrance doorway into courtroom 2.

The floor level within the corridor will be raised 160mm, therefore the inward opening door will need to be raised 160mm or adapted to suit. Allow for adapting surrounding frame to suit.

Public waiting area

Alter the walls of the interview room to provide a wider passing area directly outside the interview room through to courtroom 3, as shown on the drawing. Allow for adapting the timber structure of the walls forming the interview room and make good any disturbed surfaces, including decoration in this area only.

Front entrance steps

Thoroughly clean the steps and leave to dry. All steps to receive painted contrasting and gripable nosings by applying Firaqua 2700 - Two Pack Water Borne Epoxy Floor Seal from Firwood paints Ltd or similar approved. Ensure paint will dry before the court opens for business.

Provide 3no. DDA compliant handrails 1no. on either side of the steps and one in the centre of the steps. Handrail to be stainless steel. Handrail to be at a height of 900mm above the pitch of the steps and 1000mm above the top and bottom landings, handrail to extend 300mm beyond the bottom of the steps. Brackets to be provided at regular intervals to support the external handrails, brackets to be screw fixed to the block wall either side of the steps. Central handrail to be supported by vertical support posts.

Various

2no. additional plug sockets are to be installed along the front of the new lowered Magistrates bench to enable cooler fans, heaters and the like to be used when the television is being used.

Sash Window Replacement

Supply and install timber patent vertical sliding sash and fixed windows to match existing profiles and dimensions. Windows to be double-glazed, the inner pane to be 3mm toughed glazing soft coat low e and the outer pane to be clear float or 7.5 laminated glass where required, with argon fill to give 1.1 W per m² centre pane U value. The windows to be fixed to the frame with steel cramps to the outer leaf in accordance with those guidelines set out in BS 8213-4:2007. The window to be fitted a minimum of 800mm above ground level.

Georgian bars and beading details are to be reformed to suit existing on the face of the new double glazing.

Allow for all weather proof sealing around window frames in coloured mastic to closely match frame colour. All windows to be supplied and installed in accordance with BS 6375. The windows to have achieved a severe weather rating for both air and water, as stated within BS 6375 Part 1. All new windows are to comply fully with the current requirements of Part 'L' of the building regulations.

The contractor to submit third party quality assurance as required within the Kite mark Scheme.

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