

SPECIFICATION FOR THE extension to and Renovation of Community Hall at Mountshannon

Important Note: All workmanship and materials to be strictly in accordance with the Building Regulations 1991 and subsequent revisions thereto 1997 – 2016 Particular attention is drawn to the Technical Guidance Documents which should be referred to for detail.

The contractor shall make, and for the purpose of the contract shall be deemed to have made, a thorough examination of the drawings, specifications, and the site and all its features, including drains, water, electric mains, adjoining property, and any other factors that might affect their tender. He shall ascertain the conditions under which the work will have to be done and shall satisfy himself that the work required to be done is sufficiently shown on the drawings and prescribed in the specifications, so that the prices set down include for all incidental and contingent works which he considers necessary. No charge will be allowed for extra work or otherwise arising out of the contractor's neglect of this provision.

Contractor to allow for allow for management of existing mains connections to water , sewer .

Scope of works

1. : **Site Clearance**
2. **The project will be completed in two phases Phase one will include a new roof and renovations and extensions of the existing hall. These are colour coded in yellow in the floor plan ,**
3. **Phase 2 will be for completion of the sportshall and multi use rooms and small office . These are colour coded green on the floor plan.**
4. The foundation between the toilets/changing rooms and the sports hall will share a common foundation and the column bases on this side will require to be constructed with phase 1.
5. The areas to be demolished are to be demolished (as indicated on architects drawings. (Sheet 10)) All rubble etc to be removed off site to approved recycling centre and in compliance with Planning Conditions .Trees to be felled by insured tree surgeons . Gable end of existing hall to be demolished to allow for new extension to stage area .
6. The Parking area will not be completed in Phase 1 but This area to be stripped and levels reduced to minus 500 below finished levels and entire area to be covered with clause 804 crushed stone all to a line 500mm outside kerb line. This will be finished and kerbed and tarmac on completion of phase 2 .
7. Phase 1 to include cobblelock terrace between Arts centre and stage entrance ,
8. Any areas of existing tarmac damaged by construction works to be re instated to the engineers approval.
9. Detail of Cobble lock to be agreed . .
10.
Existing sewer connection to be extended for new toilets ..
Stormwater to be connected to new storm water outlet.
Storm water for parking area at a later date

Existing electrical connection to be managed and main board to be located as shown.
Erect extensions to existing hall as outlined in attached plans and details and architects drawings.

- 10 Remove roof of existing hall and fit new slate roof .Slates to be fibre cement sates blue black in colour. Note roof to be removed is asbestos sheeting and contractor to dispose of this at an authorised asbestos removal company.
- 11 Fit new acoustic ceiling to comply with fire regulations.
- 12 Remove existing hall floor and excavate sub base to permit installation of DPC and new subfloor and fit new dance floor to specification of cross section.
 - a.

2. **Trenches:** Excavations for all rising walls and footings to be carried down to such depths as will provide solid bearing and in no case shall these depths be less than **900 mm** below existing ground level.gs to be close
 Bottom of trenches may be stepped as necessary (site is sloping) and shall be perfectly horizontal in all places. The footings for the column bases and sports hall wall to be constructed to allow for easy constriction of columns and hall wall at a later date.
 Foundations shall be to the widths shown and in no case less than 950mm for external walls and 600 mm for internal walls.
 Where trenches are stepped these shall be strictly as specified in the Building Regulations 1991 Part A.
 Where rock is encountered the engineers approval to be obtained for levelling out and fitting up pockets in the rock verging in the line and level of the foundations.
 Contractor to allow for floor level as proposed on Layout map and cross sections .

The contractor must **not** under any circumstances pour any concrete into the trenches until same have been inspected and approved by the engineer.

3. **Concrete:** All concrete to have a minimum compressive strength of 35N/mm unless otherwise stated. If batched on site cubes to be taken and made available to the engineer for testing. Pre-cast lintels to be from approved supplier. Window Sills to be Pre-cast with 100mm face Flat surface (no slope) unless otherwise agreed with engineer.
4. **Reinforcement:** All reinforcement to be in accordance with the drawings and shall be a minimum 5no .5" bars to external foundations and minimum 3no .5" bars to internal walls. Distribution steel at 900mm centres. (A393 Mesh may be used as an alternative to the above . All reinforcement to be located 50mm from bottom of strip foundations.
5. **Floors:** Concrete floors to be 75mm approved wet screed screed on 150mm insulation as specified on the drawing / BER report (150mm unilin or similar approved) on 150 mm concrete subfloor all on radon barrier to approved details on 50mm sand blinding on 200mm min approved SR21Annex 2016 limestone or equivalent . All aggregate and concrete to be certified as suitable for use and certified (Pyrite free) by manufacturer / supplier.
 Sub base/ hardcore well blinded and compacted in 200 mm layers where depths exceed 200 mm . .
 Dance hall and stage area floor to be in accordance with detail on cross section attached .(area stage and dance hall area = 219 sq.m.) Fit 75mmx50mm battens on DPC strips on selected rubber membrane on subfloor . Fit 50mm PIR insulation between battens for floor insulation .

6 **Walls:** External walls to be 150 mm standard cavity construction with 225mm Where shown) or 100 concrete block internal leaf and 100mm external leaf and insulation and wall ties as specified on the drawing . Internal wall to be 100mm block on standard foundation . Insulation as specified on drawing to be 110mm Unilin PIR insulation or similar approved.

Windows and external doors to be double glazed Alu clad RAL 7016 .

Windows to have a u value of 0.72 W/sq.m K .

7. **Roof:** Slate roof (600x300 mm) to be approved by client and fixed to manufacturers specification in blue black (including ridge tiles) or black as selected by client on 50mm x 35mm battens all on roof as specified on drawing . with insulation as specified on Drawing (300mm min "Metac34 = mineral wool insulation on proposed acoustic panels .
All straps and ties to conform to requirements of building regulations .

Flat roofs to be "Trocac" or similar (to be approved by engineer) warm roof construction to manufacturers detail and details. (insulation as specified on drawings is 150mm PIR roof insulation)

8. **Ventilation:** Supply and fit mechanical ventilation to all W/C and wet room areas . For roof ventilation Provide opes at eaves at 3.0 m centres equivalent to continuous 10mm gap between soffit and fascia.
All wet areas to have mechanical ventilation in accordance with new Regulations .
9. **Facia & Soffit:** fascia and soffit Black aluminium or zinc raised seam fascia . See architects detail. .
10. **Gutters:** Gutters to be Black seamless aluminium . Ditto rain water down-pipes.

11. **Windows & Doors:** Windows to be double glazed Aluclad RAL7016 as shown on drawings .

Internal doors to be engineered E30 fire doors with self closing devoces to comply with TGD B 2022 (Buiding Regulations Part B Fire.

Skirting boards to be 150mm x18mm plain MDF pre painted medite skirting boards.

12. **Plastering and Finishes:** Typically Ceilings to be 12mm foil backed plaster slabs fixed with galvanised nails scrimmed and finished in hardwall plaster. All block walls to be well scudded , scratch and finish coat as specified on drawing .
Air tightness tape to be fitted to all windows and doors and to ceilings in new extension .
Replacement ceiling in existing hall to be 70mm acoustic ceiling or similar approved

To attenuate ambient noise and control low mid and high frequency reflections and to meet Class A fire ratings (TGD B 2022) ,

13. **Electrical:** Electrical installation to be carried out by qualified tradesmen to E.S.B. specification and satisfaction. All cables to be in accordance with B.S. 6004.

Allow for the following

	Double Socket	single socket	light point	spot point	data/TV point
Stage area	10			2 Led panel lights	
Existing hall	10			20 LED Panel lights	
Ent Hall	5			4 Led Panel	
Dressing room 1	2			1 Led Panel	
Dressing room 2	2			1 led panel	
W?C stage area	0			1 in each	
Delivery area	1			1 Led Panel	
Stahe dooe entrance	0			1	

Toilet Block

All storage areas anc changing rooms ot have 1 dube socket and one led light panel.

Toilet cubicle lobby and toilets allow 6 light points .

LED Light panels to provide 2000 lumens min.

Provide 3 no 100mm ducts for future caboles to sportshall and car park area

Note: Client to be consulted and given ample opportunity to direct further fittings at extra cost.

Fire Detection and alarm system to Fire authority specification .

- 15 **Heating:**

Allow for 14 infra red heat panels in hall area. AS directed by client and with cover protection .

Heating to entrance hall and dressing rooms to be by Farco radiators (allow for 6 Farco room heaters _ .

16. **Plumbing:** To be carried out by specialist contractor and sanitary fittings to be standard unless otherwise supplied by client . . Allow for outside tap at location directed by client .
17. **Paintings and Decoration:** All ceilings and walls internal and external to be primed and receive two coats of emulsion on colours to clients specification (Weathershield or equivalent to exterior) All woodwork to be primed , undercoated and finished in soft sheen finish ????
- 18 Entire site to be left as found with topsoil spread and raked and seeded .

Connect all surface water storm water outlet in car park area .

PC Sums Security and alarm system	2000-00
Sanitary ware :-	4000-00
Fitted Kitchen	2000-00

Wall Tiling	4000-00
Marmoleum floors (circa 137 sq.m.)	9600-00
(supply and lay)	
Solar Panels Allow for fixing of brackets on South facing roof and allow	Euro20,000-00
for installation and connection of solar panels on roof if funds permit.	

Price for erection of extension in accordance with the drawings and new roof to existing hall , Provisional BER Certificate , and specification ,new concrete footpaths to extension all round connect to existing water and new connection to existing sewer and reinstatement of site .

Allow for set up of temp esb for duration of the works and re connection on completion

To be read in conjunction with the drawings .