

SLIGO COUNTY COUNCIL

Demolition of 2 No. Existing Storage Buildings and Transformative Works at The Nest, Quay Street, Sligo F91 K79P

M&E Performance Specification

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0690-MFA- Volume A4 M&E Performance Specification



Sligo County Council
Comhairle Chontae Shligigh

Sligo.



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SECTION 1 – OVERVIEW

1.1 Purpose

This document outlines the minimum performance, design, supply, installation, testing and commissioning requirements for the mechanical and electrical installations associated with the proposed transformative works at The Nest, Quay Street, Sligo, F91 K79P.

This document is a performance specification. The detailed design of the mechanical and electrical systems shall be undertaken by suitably qualified and competent mechanical and electrical contractors/ designers based on the building Tender Drawings, Fire Safety Certificate documentation, Disability Access Certificate documentation, this specification and all applicable statutory requirements.

The Contractor shall provide complete, fully operational and commissioned mechanical and electrical installations, including all equipment, containment, cabling, pipework, controls, accessories, builders' work and ancillary items necessary for the proper operation of the systems, whether or not every individual component is expressly described within this document.

1.2 Building Use

The development comprises the alteration and reconfiguration of The Nest to provide a community arts facility including:

- Studio No. 1;
- Recording Studio;
- Control Room;
- Studio No. 2;
- Studio No. 3;
- Community Room;
- protected stair and circulation areas;
- Accessible WC;
- Associated courtyard and external areas.

The building will accommodate music, recording, visual arts, workshops, community activities, rehearsals and similar uses.

Normal operating hours are anticipated to extend from approximately 09:00 to 23:00, with heavier usage generally anticipated during evening periods.

The mechanical and electrical installations shall be designed to suit the proposed building uses and expected occupancy and shall provide sufficient flexibility for varying room arrangements and activities.

1.3 Contractor Design and Responsibility

The Contractor shall engage suitably qualified mechanical and electrical specialists to complete the detailed design.

The Contractor shall be responsible for:

- verification of all existing services;
- assessment of existing electrical supply capacity;
- electrical load calculations;
- circuit design and discrimination;
- lighting calculations;
- emergency lighting design;
- fire detection and alarm system design;
- heating heat-loss calculations;
- heat-emitter selection;
- ventilation calculations;
- pipe sizing;
- duct sizing;
- domestic hot-water sizing;
- plant selection;
- controls design;
- coordination between all mechanical, electrical, architectural, structural and fire-safety elements;
- preparation of coordinated shop drawings;
- testing and commissioning; and
- provision of certification and as-installed information.
- Final Commercial BER Certificate for the building

All designs and technical submissions shall be submitted to the Employer's Representative for review prior to installation.

SECTION 2 – GENERAL REQUIREMENTS

2.1 Standards and Regulations

- All installations shall comply with the current editions and applicable amendments of the Building
- Regulations, Irish Standards, European Standards and statutory requirements applicable at the date of
- tender, including, where relevant:
- Technical Guidance Document B – Fire Safety;
- Technical Guidance Document F – Ventilation;
- Technical Guidance Document G – Hygiene;
- Technical Guidance Document L – Conservation of Fuel and Energy – Buildings Other Than Dwellings;
- Technical Guidance Document M – Access and Use;
- I.S. 10101:2020+AC2:2025 – National Rules for Electrical Installations;
- I.S. 3217:2023 – Emergency Lighting;
- I.S. 3218:2024 – Fire Detection and Alarm Systems;
- I.S. 291:2015+A1:2022 – Portable Fire Extinguishers;
- I.S. EN 12464-1 – Lighting of Indoor Work Places;
- I.S. EN 806 series – Specifications for Installations Inside Buildings Conveying Water for Human Consumption;
- I.S. EN 1717 – Protection Against Pollution of Potable Water;
- I.S. EN 12831-1 – Calculation of Design Heat Load;
- I.S. EN 12828 – Design of Water-Based Heating Systems;
- I.S. EN 442 – Radiators and Convectors;
- I.S. EN 12101 series – Smoke and Heat Control Systems, where applicable;
- I.S. EN 15423 in respect of fire precautions associated with ventilation systems; and all requirements of the relevant utility providers and statutory authorities.

Where a standard referred to above is superseded prior to construction, the current applicable standard shall apply.

2.2 Site Survey and Existing Services

Tenderers shall inspect the existing premises and satisfy themselves regarding the nature and extent of the existing mechanical and electrical installations.

The Contractor shall locate and verify all existing electrical, water, drainage, telecommunications and other services before commencing work.

Existing services affected by demolition or alteration works shall be safely isolated, disconnected, removed or modified as necessary.

Any discrepancy between existing site conditions and the Tender Documents shall be brought to the attention of the Employer's Representative before work proceeds.

2.3 Coordination

All mechanical and electrical services shall be fully coordinated with the architectural and structural design.

The Contractor shall particularly coordinate:

- Service Routes and Penetrations
- Ceiling Services
- Lighting Positions
- Ventilation Terminals
- Radiators and Heating Equipment
- Doors and Access Routes
- Acoustic Walls and Ceilings
- Fire-Resisting Construction
- Sanitary Fittings
- Server/Data Equipment
- AOV installation; and Access for Maintenance and Replacement.

Services shall not obstruct required escape widths, accessible routes, doors, windows, fire-safety equipment or maintenance access.

2.4 Fire Stopping

All mechanical and electrical penetrations through fire-resisting walls, floors, ceilings and other fire resisting construction shall be adequately fire stopped.

Fire stopping shall comprise proprietary tested systems having a fire resistance not less than that of the element penetrated. Fire collars shall be provided to combustible soil, waste and discharge pipes where required.

All cable trays, conduits, ducts and pipework passing through fire-resisting construction shall be appropriately sealed. Fire-stopping installations shall be labelled and recorded and shall be included within the Contractor's handover documentation.

SECTION 3 – ELECTRICAL INSTALLATIONS

3.1 Existing Electrical Supply

The existing electrical supply is understood to have sufficient capacity to accommodate the proposed works. The Electrical Contractor shall verify the available electrical capacity, existing meter arrangement, earthing arrangement and condition of the existing installation before commencing works.

No utility supply upgrade shall be assumed unless specifically identified within the Tender Documents. Where the Contractor determines that an upgrade is necessary, this shall be brought to the attention of the Employer's Representative before works proceed.

3.2 Distribution Board

A new distribution board shall be provided to serve the proposed works.

The proposed distribution board shall be located within the lobby adjacent to the proposed server/data location, subject to final coordination.

The distribution board shall:

- Comply with I.S. 10101;
- Be Complete with Main Isolator and All Protective Devices;
- incorporate RCBO/RCD Protection as Required;
- incorporate surge protection where required;
- be clearly labelled;
- include a typed circuit schedule;
- provide not less than 20% spare usable ways for future installations; and
- be positioned to permit safe operation and maintenance.

Separate circuits shall be provided for major mechanical plant, lighting, socket outlets, fire alarm, security equipment, server/data equipment, AOV equipment and other specialist systems as appropriate.

3.3 Cabling and Containment

All cabling and containment shall comply with I.S. 10101.

Cable containment shall comprise cable tray, basket, trunking and conduit as appropriate to the installation and environment.

Containment shall be arranged neatly and coordinated with the building finishes. Junction boxes and connections shall remain accessible for inspection and maintenance.

Cables serving life-safety systems shall have the appropriate fire-resisting characteristics required by the relevant system standard. External and wet-area equipment shall have an appropriate IP rating.

3.4 Socket Outlets and Small Power

Allow for a minimum of 10 No. switched 13A socket-outlet points within each principal studio, recording/control and community space unless otherwise indicated on the Tender Drawings. USB-C charging provision shall be incorporated into the socket-outlet installation within the principal occupied rooms.

Final socket positions shall be agreed prior to first fix and coordinated with:

- Recording Equipment;
- Work Benches
- Artwork/Workshop Activities
- Furniture
- Server Equipment;
- Accessibility Requirements; and Future Room Configurations.

Dedicated supplies shall be provided where required for specialist equipment and high-load appliances. Electrical accessories shall be robust commercial-grade units suitable for the anticipated level of use.

3.5 Recording Studio and Control Room Electrical Installation

The electrical installation serving the Recording Studio and Control Room shall be coordinated with the acoustic requirements of these spaces. Electrical penetrations through acoustically rated walls shall be minimised. Back-to-back socket boxes within acoustic separating walls shall be avoided. Where electrical boxes penetrate acoustic linings, proprietary acoustic sealing systems or putty pads shall be provided as appropriate. Separate circuits shall be provided for recording/audio equipment where required to minimise electrical interference.

3.6 Data and Communications

Allow for Category 3 data cabling throughout in accordance with the current Client requirement. Unless otherwise indicated, provide a minimum of 2 No. data outlets within each principal occupied room. Data cabling shall terminate at the proposed central server/data rack.

The Contractor shall allow for:

- Data Cabling
- Containment
- Data Outlets
- Patch Panel
- Patch Leads
- Labelling
- Server/ Data Rack
- Dedicated Electrical Supplies to the Rack; and Testing of All Installed Cabling.

Final server rack position shall be coordinated with the proposed floor plans and electrical distribution board.

3.7 General Lighting

All new lighting shall comprise energy-efficient LED fittings.

The general lighting design shall comply with I.S. EN 12464-1 and the requirements of TGD L. Lighting shall generally comprise suspended, pendant or surface-mounted fittings. **Recessed lighting is not proposed and shall not be provided unless specifically approved.** As a tender design basis, the following maintained illuminance levels shall generally be achieved:

- Visual Arts Studios: 500 lux

- Recording Studio / Control Room: 300 lux
- Community Room: 300 lux
- Circulation / Hallways / Stairs: 150 lux
- Accessible WC: 200 lux

Lighting within visual arts spaces shall provide good colour rendering, with a minimum CRI of 90 preferred.

Lighting to the Community Room and Recording Studio shall be capable of suitable control/dimming where required for different activities.

Lighting controls shall be selected to minimise unnecessary energy use while remaining appropriate to the intended activities.

3.8 External Lighting

Allow for external lighting to entrances, the courtyard and external circulation areas as required for safe access and use of the premises.

External fittings shall be LED and weather resistant, with appropriate automatic photocell/time control where suitable.

External lighting shall be positioned to minimise unnecessary glare to neighbouring properties.

SECTION 4 – EMERGENCY LIGHTING AND FIRE SAFETY SYSTEMS 4.1 Emergency Lighting

A complete emergency lighting installation shall be designed, supplied, installed, commissioned and certified in accordance with I.S. 3217:2023 and the Fire Safety Certificate requirements.

Emergency lighting shall be provided to all required:

- Escape Routes
- Stairs
- Changes in Level
- Intersections of Corridors
- Final Exits
- Fire Alarm Call Points
- Fire-Fighting Equipment
- Accessible Sanitary Accommodation; and Other Locations Required by I.S. 3217.

Emergency exit signage shall be provided as required.

Emergency luminaires shall provide the required emergency duration and illumination levels in accordance with I.S. 3217.

Testing facilities shall be provided and the completed system shall be fully commissioned and certified.

4.2 Fire Detection and Alarm System

A new L2/L3 fire detection and alarm system shall be designed and installed in accordance with I.S. 3218:2024 and the requirements of the Fire Safety Certificate.

The system shall provide automatic fire detection to:

- Defined Escape Routes;
- Areas Opening onto Escape Routes
- Places of Special Fire Risk; and All Other Locations Required by I.S. 3218 and the Fire Safety Certificate

The system shall include as required:

- Fire Alarm Control and Indicating Equipment
- Smoke Detectors
- Heat Detectors Where Appropriate
- Manual Call Points
- Audible Alarm Devices
- Visual Alarm Devices Where Required
- Standby Battery Supply
- External Alarm Indication Where Required
- Interfaces With Other Systems; and All Necessary Cabling and Containment

Detector type and location shall be selected to suit each room use and to minimise unwanted alarms.

Visual alarm devices shall be considered within spaces where amplified music, high ambient noise or accessibility considerations may reduce the effectiveness of audible alarm devices.

The new fire alarm installation shall be interconnected with the existing fire alarm installation where required to provide a coordinated building-wide alarm strategy.

The system shall interface with the AOV, ventilation systems, door-release systems and other life-safety equipment where required by the fire strategy.

The complete installation shall be designed, installed, commissioned and certified by competent persons in accordance with I.S. 3218.

4.3 Automatic Opening Vent – Protected Stair

Allow for the complete electrical installation and controls associated with **1 No. Automatic Opening Vent (AOV)** serving the protected stair.

The AOV installation shall include:

- Actuator
- Dedicated Power Supply
- Controls
- Manual Override/Control Point
- Fire Alarm Interface Where Required
- Cabling and Containment
- All Necessary Control Equipment; and Commissioning

The AOV and associated controls shall comply with the relevant requirements of the I.S. EN 12101 series and the final Fire Safety Certificate requirements.

A separate openable Velux/rooflight shall also be provided to the stairwell as indicated on the Tender Drawings. Electrical operation is not required unless indicated otherwise.

4.4 Portable Fire-Fighting Equipment

Portable fire extinguishers shall be provided in accordance with I.S. 291:2015+A1:2022 and the Fire Safety Certificate requirements.

No sprinkler installation or internal hose-reel system is included unless required by the final Fire Safety Certificate.

5. SECTION 5 – SECURITY AND CCTV

5.1 Intruder Alarm

Allow for a complete intruder/security alarm system suitable for the proposed community arts facility. The system shall include as appropriate:

- Motion/PIR Detectors
- Door Contacts
- Control Panel
- Keypad
- Internal and External Sounders
- Standby Battery
- Associated Cabling and Containment; and User Programming/Training.

The security system shall be installed by a suitably qualified and licensed specialist.

5.2 CCTV

Allow for electrical/data containment and associated wiring infrastructure for CCTV coverage to the building and external areas.

The specialist Contractor shall review the site and propose suitable CCTV locations, particularly to:

- Principal Entrances
- Courtyard
- External Access Routes; and Other Vulnerable Locations

Any CCTV system provided shall comply with I.S. EN 62676, applicable data-protection requirements and shall be installed by a suitably licensed security contractor.

Final camera quantities and locations shall be agreed with the Employer's Representative prior to installation.

6. SECTION 6 – MECHANICAL INSTALLATIONS

6.1 General

The Mechanical Contractor shall provide a complete mechanical installation including:

- Cold-Water Services
- Hot-Water Services
- Sanitary Connections
- Heating
- Heat Emitters
- Ventilation
- Mechanical Extract
- Controls
- Condensate Drainage
- Commissioning; and All Associated Pipework, Insulation, Valves, Fittings and Accessories

6.2 Incoming Water Supply

The existing incoming water service is understood to enter the site in the vicinity of the entrance gates.

The Contractor shall locate and verify the existing incoming water connection and stopcock prior to commencement of the installation.

The Contractor shall confirm that the existing supply has adequate pressure and capacity for the proposed development.

6.3 Water Pipework

Cold and hot water distribution pipework shall comprise:

- Copper Tube to I.S. EN 1057 where Exposed, Within Plant Areas or Where a Robust Exposed Installation is Required; or Approved Multilayer Composite/PEX Barrier Pipework Suitable for Potable Water Where Concealed Within the Building.

All systems shall comprise proprietary compatible fittings.

Concealed joints shall be minimised and shall not be located where inaccessible for future inspection unless forming part of an approved proprietary system intended for concealed installation.

Pipework shall be adequately supported and insulated.

Cold-water pipework shall be insulated where necessary to prevent condensation. Hot-water pipework shall be insulated to minimise heat loss.

Isolation valves shall be provided to:

- Main Branches
- Individual Sanitary Groups
- Mechanical Plant; and Other Locations Necessary for Maintenance.

6.4 Accessible WC

The new ground-floor accessible WC shall be provided with all necessary mechanical services to serve the sanitary fittings indicated within the Sanitary Schedule and Tender Drawings.

The WC shall be arranged so that the room can accommodate a future shower/wet-room installation.

The supply and installation of a shower does not form part of the current works unless specifically identified elsewhere in the Tender Documents.

Hot-water outlets serving accessible facilities shall incorporate appropriate temperature control to minimise scalding risk.

6.5 Future Sink Provisions

Allow for capped water and waste service provisions to the studios and Community Room to facilitate the future installation of sinks.

The provisions shall generally comprise:

- Capped Water Service Connection
- Capped Waste Connection
- Suitable Accessible Termination Point; and all Necessary Pipework to Connect to the Building Services

Final locations shall be coordinated with the Tender Drawings and agreed prior to first fix. The future sinks themselves are not included unless specifically identified within the Sanitary Schedule.

6.6 Domestic Hot Water

The Mechanical Contractor shall design the domestic hot-water installation based on the sanitary demand of the completed building.

Where the air-to-water heat-pump system described below is adopted, the Contractor shall provide a compatible insulated domestic hot-water cylinder or integral storage arrangement with suitable backup heating provision.

- The Hot-Water System Shall be Designed to Minimise
- Standing Heat Losses
- Excessive Dead Legs
- Stagnation; and Risk of Legionella Growth

SECTION 7 – SPACE HEATING

7.1 Basis of Tender

The current preferred heating approach is an **air-to-water heat-pump system**.

For the purposes of establishing a common tender basis, the Contractor shall allow for the design, supply, installation, testing and commissioning of a complete air-to-water heat-pump heating system unless expressly stated otherwise within the Pricing Document.

The final equipment selection and arrangement shall be subject to detailed Contractor design and approval by the Employer's Representative.

7.2 Heat-Pump System

The system shall include:

- External Heat-Pump Unit
- Pumps
- Controls
- Buffer Vessel where Required
- Expansion Equipment
- Safety Devices
- Strainers
- Isolation Valves
- Heating Distribution Pipework;
- Heat Emitters
- Domestic Hot-Water Interface where Applicable
- Weather Compensation
- Frost Protection
- Condensate/Defrost Drainage; and all Other Components Necessary for a Complete Installation
- The External Unit Shall be Positioned to Permit Safe Maintenance
- Minimise Noise and Vibration
- Avoid Obstruction of Accessible Routes
- Provide Adequate Airflow; and Coordinate with the Architectural and External Works

Anti-vibration mounts shall be provided where required.

7.3 Heating Design

The Mechanical Contractor shall undertake room-by-room heat-loss calculations in accordance with I.S. EN 12831-1.

The heating system shall be designed to maintain approximately:

- Studios, Recording Studio, Control Room and Community Room: **20°C**;
- Accessible WC: **18°C**;
- Circulation Areas and Protected Stair: **16°C**;

Under the applicable winter design conditions.

Final design temperatures shall be confirmed as part of the Contractor's mechanical design submission.

The system shall be designed for low-temperature operation compatible with an air-to-water heat pump.

7.4 Radiators / Heat Emitters

Heat emitters shall generally comprise steel panel radiators complying with I.S. EN 442 unless an alternative system is approved.

Radiators shall be:

- Factory Finished
- Suitable for Low-Temperature Heat-Pump Operation
- Complete with Thermostatic Radiator Valves
- Complete with Lock shield Valves
- Fitted with Air Vents and Drain Facilities where Required; and Securely Fixed

Radiator output shall **not** be selected solely from conventional ΔT_{50} catalogue ratings.

The Contractor shall select each radiator based on the actual proposed flow and return temperatures and the calculated room heat loss.

The selected radiator output at the actual design water temperatures shall be **not less than 110% of the calculated room design heat loss.**

- The Contractor Shall Provide a Radiator/Heat-Emitter Schedule Identifying Room Calculated Heat Loss in Watts
- Selected Radiator
- Design Flow and Return Temperatures;
- Radiator Output in Watts; and Equivalent Output in BTU/h.

7.5 Heating Controls

Heating controls shall include:

- programmable time control
- weather compensation
- room/zone temperature control
- thermostatic radiator valves
- frost protection
- independent control of appropriate zones; and heat-pump manufacturer controls.

The building shall be capable of being heated in zones to suit differing operating times and room usage.

8. SECTION 8 – VENTILATION

8.1 General

The Contractor shall provide ventilation in accordance with TGD F and all applicable standards. The ventilation design shall take account of:

- Room Use
- Occupancy
- Internal Heat Gain
- Moisture Generation
- Acoustic Requirements
- Hours of Operation; and Energy Efficiency.

Natural ventilation may be utilised where suitable openable windows or rooflights are available and where compliance with TGD F can be demonstrated.

Mechanical ventilation shall be provided where natural ventilation alone is insufficient.

8.2 Recording Studio and Control Room

The Recording Studio and Control Room shall be provided with mechanical ventilation as required to achieve adequate indoor air quality without relying upon openable external windows.

The system shall be specifically designed so that ventilation does not compromise the acoustic performance of the Recording Studio.

The Contractor shall allow for:

- Mechanical Supply and/or Extract Ventilation as Required
- Appropriately Sized Ductwork
- Low-Noise Fans
- Acoustic Attenuators/Silencers
- Anti-Vibration Mounting
- Low-Velocity Air Terminals where Necessary; and Acoustic Sealing Around all Penetrations.

Ventilation ductwork shall not provide a direct uncontrolled acoustic path between the Recording Studio and adjoining spaces.

Fan and duct noise shall be suitable for a professional recording/rehearsal environment. 14

8.3 Studios and Community Room

Studios and the Community Room shall be provided with natural and/or mechanical ventilation sufficient to meet TGD F based on their proposed occupancy and use.

Where mechanical ventilation is required, systems shall incorporate suitable demand control, time control or CO₂ control where appropriate.

Where balanced mechanical ventilation is proposed, heat recovery shall be incorporated where appropriate to satisfy the energy-efficiency requirements of TGD L.

8.4 Accessible WC Extract Ventilation

The accessible WC shall be mechanically extracted in accordance with TGD F.

- The Extract Fan Shall
- Discharge Directly to External Air
- Incorporate Suitable Overrun or Occupancy Control
- Operate at a Low Noise Level and Incorporate a Backdraft Shutter where Required.

8.5 Ventilation Duct Fire Protection

Ventilation and air-conditioning ducts passing through fire-resisting construction or between fire compartments shall be protected in accordance with the Fire Safety Certificate, TGD B and I.S. EN 15423.

Fire dampers, smoke dampers, fire-resisting ductwork or other appropriate protection shall be provided where required.

All penetrations shall be fully fire stopped.

9. SECTION 9 – EXISTING AIR-CONDITIONING EQUIPMENT

Existing air-conditioning equipment affected by the works shall be inspected during the mandatory tender site visit.

The Contractor shall allow for the safe isolation and making safe of existing units affected by the proposed construction.

Where instructed, existing units shall be:

- Removed and Disposed of Temporarily Removed and Reinstated; or Relocated and Recommissioned

Any refrigerant handling shall be undertaken by appropriately qualified personnel. Final treatment of individual existing units shall be agreed prior to commencement.

SECTION 10 – CONDENSATE AND DRAINAGE CONNECTIONS

All condensate from heat pumps, air-conditioning equipment and ventilation equipment shall be collected and discharged to a suitable drainage location.

Condensate and defrost drainage shall be designed to prevent:

- Ponding
- Freezing
- Staining
- Nuisance Discharge; and Damage to Building Finishes.

Internal sanitary waste connections shall be coordinated with the proposed foul drainage installation.

SECTION 11 – TESTING AND COMMISSIONING

All mechanical and electrical systems shall be fully tested and commissioned prior to handover.

Testing and commissioning shall include, as applicable:

- Electrical Inspection and Testing
- Distribution Board Testing
- Emergency Lighting Testing
- Fire Detection and Alarm System Testing
- AOV Testing
- Security System Testing
- Data Cabling Testing
- CCTV Testing Where Applicable
- Water-System Pressure Testing
- Flushing of Heating Pipework
- Treatment of Heating Haste
- Heat-Pump Commissioning
- Heating Balancing
- Radiator Output Verification
- Ventilation Airflow Measurement
- Ventilation Balancing
- Controls Testing
- Domestic Hot-Water Commissioning; and Demonstration of all Systems to the Employer.

Defects identified during commissioning shall be rectified prior to Practical Completion.

SECTION 12 – HANDOVER DELIVERABLES

The Contractor shall provide the following prior to Practical Completion:

- Complete As-Installed Mechanical Drawings
- Complete As-Installed Electrical Drawing
- Electrical Distribution Schematics
- Circuit Schedules
- Test Certificates
- Emergency Lighting Certification
- Fire Detection and Alarm Certification
- AOV Commissioning Certification
- Heating Calculations
- Radiator/Heat-Emitter Schedule
- Ventilation Calculations and Commissioning Results
- Plant Schedules
- Equipment Technical Data Sheets
- Manufacturers Warranties
- Operating and Maintenance Manuals
- Fire-Stopping Records
- Security/CCTV Documentation where Applicable
- Data-Cabling Test Results
- Controls Operating Instructions; and User Training

All equipment shall carry a minimum 12-month warranty from Practical Completion unless a longer manufacturer's warranty applies.

SECTION 13 – GENERAL NOTES

Tenderers may propose equivalent equipment or alternative technical solutions provided that the proposed alternative meets or exceeds the performance requirements of this specification and is submitted for approval before installation.

All plant and equipment shall be new unless specifically identified as existing equipment to be retained.

All installations shall be suitable for the intended community, arts, recording and performance uses of the building.

Permanent recording equipment, musical equipment, loose AV equipment, specialist studio equipment and surface-mounted acoustic treatment are excluded unless specifically identified elsewhere within the Tender Documents.

The Contractor shall include all incidental components and accessories necessary to provide complete, safe, compliant and operational mechanical and electrical installations.

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