SPECIFICATION FOR THE Renovation of Fishbowl youth and community centre at Drewsboro , Scariff , Co. Clare.

Important Note: All workmanship and materials to be strictly in accordance with the Building Regulations 1991 and subsequent revisions thereto 1997 – 2026 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 .
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Scope of works

1. **: Site Clearance**
2. **Existing internal walls to be removed and new internal walls constructed in accordance with floor plan attached .** All rubble etc to be removed off site to approved recycling centre and in compliance with Planning Conditions
3. **Existing roof to be removed and replaced n accordance with specification and detail on attached drawings.**
4. **New roof to be True tone slates (or similar to engineers approval)**
5. **On 50x35 battens pon roof breather membrane**
6. **On anti spread factory made roof trusses at 400 centres. (600mm centres permitted if cross battened.**
7. **Insulation as detailed on drawings**
8. **Internal walls throughout to be line d with 75mm insulated slab.**
9. **Existing floors to be removed and replaced as shown on detailed cross section .**
10. **Internal stud walls to comprise of 4x2 studs with 12m plaster slabs at each side.**

12 Ceilings to be 15mm fire slabs to give 30m fire resistance .

Existing electrical connection to be managed and main board to be located as shown.

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.

10 Allow for the following

Hall	**5 double sockets and 5 led Light Panels**
Corridor	**1 double socket and one light point**
Lounge dining	**4 double sockets and 2 led light panels**
Kitchen	**2 double sockets , cooker point and electric immersion**
Storage and plant room	**1 light point each**

Office 1 3 double sockets and one led light panel
Office 2 7 double sockets and one led light panel
Disabled access w/c one light point and one vanity light
w/c 1 light point
external 2 light points

LED Light panels to provide 2000 lumens min.

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 . .

All floors to be finished in commercial grade marmolium to clients selection

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
All straps and ties to conform to requirements of building regulations .
Prior to slating roof to have brackets fixed for future installation of solar panels (20 no panels at locations ot be specified.

8. **Ventilation:** Supply and fit mechanical ventilation to all W/C and Kitchen area areas . For roof ventilation Provide opes at eaves at 3.0 m centres equivalent to continuous 10mm gap between soffit and facia.
All wet areas to have mechanical ventilation in accordance with new Regulations .

9. **Facia & Soffit:** facia and soffit Black aluminium..

10. **Gutters:** Gutters to be Black seamless aluminium . Ditto rain water down-pipes.

11. **Windows & Doors:** .
Windows to be double glazed PVC..
Windows to have a u value of 0.72 W/sq.m K .

External doors to be painted composite doors.

Internal doors to be engineered E3s0 fire doors with self closing devices 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 15mm foil backed plaster slabs fixed with galvanised nails scrimmed and finished in hardwall plaster.
Air tightness tape to be fitted to all windows and doors and to ceiling.

13 Electrical
Electrical installation to becarried out by qualified tradesmentoESB specification .
All cables to comply with BS6004.

Hall	5 double sockets and 5 LEDlight panels
Corridor	1 Double socket and one light point
Dining/lounge	4 Double socket and 2 LED light panels
Kitchen	2 Double socket and cooker point and immersion switch
Storage and plant	one light point each and insulated hot water tank with immersion
Office 1	3 Double socket and one light point
Office 2	7 Double socket and one light point
Disabled access W/c	one light point one vanity light
w/c	one light point
external	2 light point

Each Led Light Panel to provide 2000 lumens min .

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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 and attached compliance report .

15 **Heating:** to comprise of 9 no wall hung "Farco" room heaters 1 in each office , 3 in dining area and 4 no in hall. These TO be wired such that if required at any future time they can have a sub meter timer (on a separate circuit to all other sockets) and paid for by users of the hall.

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 ????

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Connect all surface water storm water outlet on road .
Existing sewer connection to be extended for new toilets ..
Stormwater to be connected to new storm water outlet.

Car Park
Shaded area sq.m to be finished with 80 mm base course and 60 mm surface coat of tarmacadam on 200 mmm min cl804 sub base.

PC Sums Security and alarm system 2000-00
Sanitary ware :- 4000-00
Fitted Kitchen 2000-00
Wall Tiling ……. 3000-00
Marmoleum floors (circa 140.64 sq.m.) …… …… 11200-00
(supply and lay)
Solar Panels Allow for fixing of brackets on South facing roof

Price for renovation in accordance with the drawings and new roof to drawing and specification , 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 .