

Design and Construction of a new boxing gym
at
Yate Outdoor Sports Complex
for
Yate Town Council

Employer's Requirements

June 2019

ASKEWCAVANNA
Architects

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1 General Requirements

- 1.1 **Description:** single storey steel framed building for use as a boxing training gym.
Length: 18.288m; width: 12m; eaves Height: 3.6m
- 1.2 **Pricing:** tender prices to be returned on the YATE Town Council standard form of tender along with completed declarations as listed below by 19th July 2019.
Appendix A: Form of Tender
Appendix B: Declarations
Appendix C: References
Appendix E: Supplier Questionnaire and Project Plan
- 1.3 **Form of Agreement:** JCT Design and Build Contract 2016 –Contract Particulars as listed below:
Employer: Yate Town Council
Article 3 –Employer's Agent: Askew Cavanna Architects
Article 5 -Principal Designer: The Contractor
Fourth Recital: Employer at base date: is not a contractor for purposes of CIS
Fifth Recital: sections –not applicable
Sixth Recital: framework agreement –not applicable
Seventh Recital:
Site Manager: Paragraph 1 **applies**
Named Sub-Contractors: Paragraph 2 does not apply
Bills of Quantities: Paragraph 3 does not apply
Valuation of Changes: Paragraph 4 does not apply
Loss and Expense: Paragraph 5 does not apply
Acceleration Quotation: Paragraph 6 does not apply
Collaborative working : Paragraph 7 **applies**
Health and safety: Paragraph 8 **applies**
Cost savings and value improvements: Paragraph 9 **applies**
Sustainable development and environmental considerations:
Paragraph 10 **applies**
Performance Indicators and monitoring: Paragraph 12 does not apply
Notification and negotiation of disputes: Paragraph 9 **applies**
Attestation: Contract to be signed as a deed
Article 4: Employers Requirements: shall comprise this document and drawings and schedules described therein.
Article 8 Arbitration: Article 8 and clauses 9.3 to 9.8 apply.
1.1 Base Date: 31st July 2019.
1.1 CDM Planning Period: One week, ending on Date of Possession
1.1 Date for Completion of the Works: Friday 13th December 2019
2.3 Date of Possession of the site: Monday 5th August 2019
2.4 Deferment of Possession: Clause 2.4 does not apply
2.17.3 Limit of Contractors liability for loss of use: no limit
2.29.2 Liquidated Damages: £500 per week
2.35 Rectification Period: 12 months
4.2 Fluctuations: no fluctuation provision
4.7 Method of Payment: Periodically in accordance with Alternative B.
The first date is 6th September 2019 and monthly thereafter.
4.15.4 and .5 Listed items: not applicable.
4.17 Contractor's Retention Bond: clause 4.17 does not apply

- 4.18.1 Retention Percentage: 5% (2.5% following Practical Completion)
- 4.19 Fluctuations: Option A applies
- 6.4.1.2 Contractors Insurance –injury to persons or property £10,000,000
- 6.5.1 Insurance –insurance of liability of employer: £10,000,000
- 6.7 Insurance of the Works: Option A applies
- 6.7 Percentage to cover professional fees: 15%
- 6.10 Terrorism: not applicable
- 6.12 Professional Indemnity: £1,000,000; expiry of period 12 years
- 6.17 Joint Fire Code: not applicable
- 7.2 Assignment: does not apply
- 7.3.1 Performance bond not required.
- 8.92. Period of Suspension: 2 months
- 8.11. Period of Suspension: 2 months
- 9.2.1 Adjudicator: nominated by RIBA
- 9.4.1 Arbitrator: appointer President RIBA
- Part 2 Third Party Rights: Collateral Warranties not required.

- 1.4 **Completion of Design:** The Contractor shall allow for completion of the design, to meet all statutory requirements, building regulations and other standards. This will include resolution of pre-construction conditions –a copy will be provided during the tender period. The building regulations fee has been paid to South Gloucester council, and the Contractor is expected to complete the submission and achieve approval.
- 1.5 **Health and Safety:** The Contractor shall comply with CDM Regulations, including preparation of pre-construction plan and the issue of the completed Health and Safety File/O&M manual prior to Practical Completion. The O&M manual shall include manufacturers literature including maintenance instructions along with Building Control and Electrical Test Certificates. It should be noted that the works are within the boundaries of a site open to the public, and particular care should be taken to ensure safety of members of the public. Regular liaison is to take place with the complex manager.
- 1.6 **Contractors Programme:** a programme outlining key dates for each trade shall be issued prior to commencement of works on site. Copies of valid insurance documents must be submitted for checking prior to possession of site.
- 1.7 **Completion and Handover:** the premises are to be given a full builders clean and left clear of all waste, tools, fencing etc for handover. 3 sets of labelled keys are to be provided for each new door.
- 1.8 **Protection and Security:** protect all parts of the new works and surrounding areas, in particular trees on the adjoin site. Keep the works and access ways clean and tidy at all times. Do not allow rubbish and debris to accumulate, cause obstructions or be a fire risk. Provide adequate protection to prevent the passage of dust into other areas. Ensure security of the building and works - do not permit unauthorized access to any part of the site.
- 1.9 **Signage:** all site signage, other than health and safety is subject to prior agreement with the employer.
- 1.10 **Working hours:** work may only take place between 8am-6pm from Monday to Friday.
- 1.11 **Plant and equipment:** supply all necessary materials and products for the execution of the works, along with site equipment, plant, scaffolding, tools and temporary works.

- 1.12 **Facilities on the premises:** the contractor will be allowed to connect to existing electricity and water services, subject to his own initial testing and verification that these services are suitable and safe to use. The contractor should arrange for his own welfare and sanitary facilities.
- 1.13 **Existing services:** before starting work, check and mark positions of existing services. If necessary, obtain relevant details from service authorities. Allow for liaison with statutory undertakers as necessary.
- 1.14 **Quality standards:** all works to be carried out in accordance with manufacturers instructions and related British Standards/Codes of Practice. Particular attention shall be paid to the provisions of BS8000 in respect of standards of workmanship to be applied. All Timber to be FSC certified.
- 1.15 **Guarantees:** provide manufacturers guarantees in respect of
Cladding system, including any doors, windows and rooflights
- 1.16 **Site Access:** Access to the site is only via Broad Lane. Parking is available in the car park adjacent to the all-weather pitch (note the gravelled public car park is strictly reserved for school use during the day). All delivery vehicles are to be moved from the building site as soon as offloaded.
- 1.17 **Site limits:** the working area is as defined on the architect's drawings. The contractor shall provide a protective fencing to secure the site from public access. The site is to be fully secured outside working hours.
- 1.18 **Condition survey:** the contractor shall carry out a photographic record survey of the site, immediate surroundings and access to the site, and provide an electronic copy to the employer and employer's agent, before commencement of any works on site.
- 1.19 **Propping:** provide all necessary temporary propping and support whilst the works are carried out.
- 1.20 **Service connections:** allow for taking services for electricity, water and comms from the existing building to a ducted underground supply to the new building. Electricity and water supplies shall have a new sub-meter to monitor use by the new building users.
- 1.21 **Waste:** the contractor shall prepare and issue a waste management plan prior to commencement on site. Any skips kept on site shall be fully secured against unauthorized access. All builders' waste to be sorted to permit recycling. Allow for disposal of waste materials.
- 1.22 **Notification, testing and certification:** liaise with Building Control Approved Inspector for all necessary testing, including but not restricted to drains, air tightness, electrical certificates, acoustics etc.
- 1.23 **Heating and hot water systems:** Allow for testing and commissioning of the heating system and hot/cold water systems.
- 1.24 **Architectural drawings:**
1234-01 Location Plan
1234-02 Site layout plan
1234-03 Floor Plan, Section and Elevations
- 1.25 **Engineer's Information:**
L1114-S-SP-0001 Structural Performance Requirements
- 1.26 **Point of contact and Viewings:** Please contact **Emma Channon-Community Projects Manager** at Yate Town Council with general inquiries relating to the project on
01454 866506 or info@yatetowncouncil.gov.uk

To arrange a site visit **contact Phil Jones- Estates Manager** at Yate Town Council on 01454 866251 or info@yatetowncouncil.gov.uk

2 Demolition and stripping out

2.1 Not applicable.

3 Substructures and Below ground drainage

- 3.1 Suitable foundation solution to meet to Structural Engineer's requirements, and subject to Building Control approval.
- 3.2 **Foul water Drainage:** construct new foul water drainage system from new 100mm capped drain at a position to be agreed within the new building, to connect to existing foul water system serving the adjoining building. Form Soil stack in 100mm upvc to pass throw roof with vent cowl.
- 3.3 **Surface Water drainage:** construct new surface water drain system to connect roof drainage to existing system.
- 3.4 **Drainage in general:** Allow for all necessary belowground pipework, inspection chambers, gullies and rodding points. Covers to be recessed type.
- 3.5 **Service entry points:** provide 100mm ducts into the building at a position to be agreed for service entry for electricity, water, and data/phone

4 Structural Framing

- 4.1 **Structural framing:** refer to Structural Engineer's requirements for structural design including foundations, reinforced slabs, structural steelwork, connections and lintels.
Steel frame on 6m bay centres, complete with all necessary bracing etc
Note the additional requirement for beams to support boxing punch bags.
- 4.2 Steel work to be cleaned and spray painted with protective finish

5 Ground Floor Construction

- 5.1 **U-value:** 0.25W/m².K
- 5.2 Insulated concrete solid floor to engineers requirements with a power floated concrete or screed finish; EPS or similar insulation, on 1200 polythene gauge damp proof membrane on sub base to contractor's design

6 External walls:

- 6.1 **U-value:** 0.25W/m².K
- 6.2 **Air permeability:** 10.0m³/(hm²) at 50Pa
- 6.3 **Type:** Kingspan **K1000** box profile wall system laid vertically, comprising steel profiled outer sheet, 80mm insulation core, white liner sheet, on galvanized steel Z purlins bolted to the frame. System supplied complete with all necessary drips, flashings and fillers at the base, corners and around openings. Colour from standard range. Contractor may propose alternatives, but it should be noted that the building will sit at the end of a football pitch and must be resistant to impact from balls. System to come with manufacturers guarantee minimum of 25 years.

7 Pitched roof

- 7.1 **General**
U-value: 0.25W/m².K

- 7.2 **Type:** Kingspan K1000 trapezoidal roof system, comprising steel profiled outer sheet, 80mm insulation core, white liner sheet, on galvanized steel Z purlins bolted to the frame. System supplied complete with all necessary eaves, verge and ridge, flashings, box gutters and fillers. Colour from standard range. Contractor may propose alternatives, but it should be noted that the building will sit at the end of a football pitch and must be resistant to impact from balls. System to come with manufacturers guarantee minimum of 25 years.
Pitch: 12.5 degrees
- 7.3 Rooflights: Kingspan polycarbonate twin skin in-line rooflights to give min 10% of roof area.
- 7.4 Roof penetrations: provide weatherproof upstands around all roof penetrations in accordance with manufacturers details (SVP, extracts and rooflights).
- 7.5 Rainwater Goods: 160mm black PVC eaves gutter with 2no. 110mm downpipes and shoes (all joints to have rubber seals); complete with all necessary stop ends, couplings, offsets and brackets etc.
Guarantee: complete installation to be underwritten with manufacturers 20 year guarantee.

8 External doors and windows

- 8.1 **U-value:** 0.25W/m².K
- 8.2 **Front single door and rear fire exit double door:** Manufacturer and Type: factory finished powder coated insulated steel security door and frames, complete with all necessary escape ironmongery, including self closer, high security locking system, hinges, door stops, and weather seals. Colour to be from manufacturers standard range. All vision panels to be double-glazed in safety-glass to BS6262. Provide manufacturers ten-year guarantee. Supply six sets of keys. As with wall cladding, doors to be resistant to ball impact
- 8.3 **Windows:** not applicable.

9 Internal Walls

- 9.1 Block linings to external walls: fairfaced dense concrete block to a height of 2100mm with plywood capping to prevent debris falling down the back.
- 9.2 **Block partitioning to office and store –by others**

10 Intermediate floors and ceilings

- 10.1 Not applicable:

11 Internal Doors

- 11.1 **New doors to office and store: by others**

12 Internal Joinery

Not applicable

13 Decorative Finishes

- 13.1 Blockwork Walls: to be left fair faced for **emulsion paint by others**.
- 13.2 Concrete floor: seal with proprietary sealant.
- 13.3 Ceiling –self finished liner sheet.

14 Kitchen fittings and cupboards

14.1 Not applicable

15 Electrical Services

15.1 General: allow for extending wiring from existing building, including any necessary modifications to the distribution board to suit the increased requirement. Install a sub-meter to monitor power used by the new building. The user will complete the installation within the building, however the Contractor is expected to liaise with the user to complete the design of the electrical system for inclusion within the Building Regulations submission.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and tested by a competent person. An appropriate BS 7671 electrical installation certificate is required.

15.2 The user will install a new distribution board and electric system inside the building to include the following items.

- Lighting and emergency lighting system
- Emergency exit signage
- Small power sockets
- Extract systems
- Smoke detectors
- High level infra red heating

15.3 LAN: Ethernet LAN –provide below ground duct from existing building into the new for Comms. Employer will bring a wired connection from the existing building.

16 Above ground wastes

16.1 Not applicable: by others apart from vented soil stack

17 Mechanical Services

17.1 Water supply: allow for bringing the potable water supply from existing building below ground to enter at a suitable point to be agreed. Tenant will supply and fit a small hand wash basin.

17.2 Sanitaryware: not applicable.

17.3 Ventilation: system to provide to provide 60m³/athlete, ie a total of 2400m³/hour; eg ESP plate mounted louvre shutter fans by Vent Axia or similar, with intake and extract at opposing positions, controlled with single phase SPM AutoTransformer, SPM 5020 or similar.

18 External Works

18.1 Allow for all necessary protection to trees in adjacent wooded area.

18.2 Highway and turning head: allow for reinstatement of kerbs and road surface including provision of level access into front door

18.3 Path to rear door: 1200 wide in 600 x 600 mm concrete pavings bedded on 50mm compacted sand, and 100mm minimum compacted Type 1 aggregate sub-base. Edgings in 50 x 150mm bedded in 10mm mortar on concrete base.

19 Security

19.1 Alarm system: by others

Pricing Schedule:

1.0	General and contractor's overheads	£.....
2.0	Demolitions	£.....
3.0	Substructures and Drainage	£.....
4.0	Ground floor construction	£.....
5.0	Structural Framing	£.....
6.0	External Walls	£.....
7.0	Pitched Roof	£.....
8.0	External doors and windows	£.....
9.0	Internal Walls	£.....
10.0	Intermediate Floors	£.....
11.0	Internal Doors	£.....
12.0	Joinery	£.....
13.0	Decorations	£.....
14.0	Kitchen	£.....
15.0	Electrical and Heating	£.....
16.0	Above ground Wastes	£.....
17.0	Mechanical Services	£.....
18.0	External works	£.....
19.0	Security System	£.....
	Total:	£.....
	VAT:	£.....

Optional items (describe items)

Item 1:	£.....
Item 2:	£.....

I confirm this tender is open for acceptance for 90 days

Signed

Date

Name.....