

Contractor's Proposals: *Community Facilities*



Client: ***RHP***

Project: ***Ham Close, Richmond – Community Centre & Maker Labs***

Submission Date: ***11th September 2023***

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	1 of 25

Contractor's Proposals: *Community Facilities*



1.0 General

1.1 Documents

Tender Documents listed below.

1.2 Duration of Works

An 88 week program duration has been allowed.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	2 of 25

Contractor's Proposals: *Community Facilities*



2.0 Proposed Design Team

2.1 Architect

Kyle Smart Associates

The Barn Sewell, Dunstable, Bedfordshire LU6 1RP

2.2 Civil and Structural Engineer

Jubb

Ground Floor, 1 Exchange Square, Jewry Street, Winchester SO23 8FJ

2.3 Landscape Architect

Guarda

Suite F, Second Floor, Queens House, 123-129 Queens Road, Norwich NR1 3PL

2.4 Sustainability Consultants

Hodkinson

Trinity Court, Batchworth Island, Church Street, Rickmansworth WD3 1RT

2.5 M&E Services Advice

Bannerman Consulting Engineers

The Officer's Mess Business Centre, Royston Road, Duxford, Cambridge CB22 4QH

2.6 M&E Services Design

Bannerman Consulting Engineers

The Officer's Mess Business Centre, Royston Road, Duxford, Cambridge CB22 4QH

2.7 Kitchen Designer

TBC – Provisional sums included for kitchens.

2.8 Acoustician

Cass Allen Associates Ltd

Bedford i-lab, Priory Business Park, Bedford MK44 3RZ

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	3 of 25

Contractor's Proposals: *Community Facilities*



3.0 Regulations, Warranties and Legislation

3.1 Building Control

Richmond and Wandsworth Building Control

3.2 SAP/EPC/SBEM

SAP/EPC/SBEM certification will be provided at the appropriate stage should we prove successful in our bid.

3.3 Building Guarantee

We have provided an additional suggested an additional sum for a NHBC Buildmark Choice 10 year cover with the following options:

- Contractor insolvency
- Professional fees
- Additional 2 years cover
- £950 Excess

We have provided a separate quotation for NHBC noted far below.

3.4 Relevant Legislation

As planning.

3.5 Secured by Design

We are pleased to confirm that all reasonable endeavours will be made to ensure that the development shall be designed to comply with and shall be built to Secured by Design principles, subject to those constraints imposed by any conflicting legislation, the planning approval, site constraints, and the tender drawings.

3.6 Lifetime Homes

Lifetime homes is not applicable.

3.7 Party Wall Matters

AKSward

10 Bonhill Street, London EC2A 4PE

3.8 Rights of Light

We have deemed that Right of Light issues have already been addressed at pre-planning stage and any issues resolved.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	4 of 25

Contractor's Proposals: *Community Facilities*



No allowance has been made for Right of Light matters.

3.9 Design Quality Standards, Code for Sustainable Homes and Building for Life

All reasonable endeavours will be made for the dwellings to meet the requirements of the Design Quality Standards and Building for Life, subject to the constraints of the planning consented drawings.

No allowance has been made to achieve Code for Sustainable Homes.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	5 of 25

Contractor's Proposals: *Community Facilities*



3.10 Approvals

The following indicates the approvals anticipated to complete the contract works:

1. Client approvals as appropriate
2. Building Regulations' approval
3. Discharge of planning conditions
4. Breeam Certification
5. SBD accreditation
6. SAP ratings
7. Energy Performance Certificates
8. Building Guarantee certification
9. Sound test results
10. Air tightness results
11. Thames Water drainage connection approval
12. Statutory authority easements for services supplies (where necessary)
13. Electrical regulation and testing certificates
14. Gas safety certificates
15. Mechanical plant commissioning certificates
16. UKPN micro generation safety certificate G59

3.11 Planning

London Borough of Richmond Upon Thames

3.12 CDM Coordinator

CDM Coordinator services are included within our tender, but not Principal Designer services.

3.13 Drawings

Our proposal is based on the following drawings:

- 22013_HCCC_0165_Proposed Detailed Site Plan
- 22013_HCCC_0175_Proposed South Elevation
- 22013_HCCC_0176_Proposed West Elevation
- 22013_HCCC_0177_Proposed North Elevation
- 22013_HCCC_0178_Proposed East Elevation
- 22013_HCCC_0185_Proposed Section A-A & Section B-B
- 22013_HCCC_0186_Proposed Section C-C & Section D-D
- 22013_HCCC_T1101_Proposed Ground Floor Plan
- 22013_HCCC_T1102_Proposed First Floor Plan

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	6 of 25

Contractor's Proposals: *Community Facilities*

- 22013_HCCC_T1103_Proposed Second Floor Plan
- 22013_HCCC_T1104_Proposed Roof Plan
- 22013_HCCC_T1125_Proposed Ground Floor – FF&E
- 22013_HCCC_T1126_Proposed First Floor – FF&E
- 22013_HCCC_T1127_Proposed Second Floor – FF&E
- 22013_HCCC_T4001_Proposed Ground Floor – Floor Finishes Scope
- 22013_HCCC_T4002_Proposed First Floor – Floor Finishes Scope
- 22013_HCCC_T4003_Proposed Second Floor – Floor Finishes Scope
- 22013_HCCC_T4010_Proposed Ground Floor – Signage Strategy
- 22013_HCCC_T4011_Proposed First Floor – Signage Strategy
- 22013_HCCC_T4012_Proposed Second Floor – Signage Strategy
- 22013_HCCC_T4020_Proposed Ground Floor – Fire Strategy
- 22013_HCCC_T4021_Proposed First Floor – Fire Strategy
- 22013_HCCC_T4022_Proposed Second Floor – Fire Strategy
- 22013_HCCC_T4030_Proposed Ground Floor – Fire Signage Strategy
- 22013_HCCC_T4031_Proposed First Floor – Fire Signage Strategy
- 22013_HCCC_T4032_Proposed Second Floor – Fire Signage Strategy
- 22013_HCCC_T4040_Proposed Ground Floor – Key Suited Strategy & Access Control
- 22013_HCCC_T4041_Proposed First Floor – Key Suited Strategy & Access Control
- 22013_HCCC_T4042_Proposed Second Floor – Key Suited Strategy & Access Control
- 22013_HCCC_T4050_Proposed Ground Floor – Risk Hazards
- 22013_HCCC_T4051_Proposed First Floor – Risk Hazards
- 22013_HCCC_T4052_Proposed Second Floor – Risk Hazards
- 22013_HCCC_T4060_Proposed Ground Floor – Metalwork Scope
- 22013_HCCC_T4061_Proposed First Floor – Metalwork Scope
- 22013_HCCC_T4062_Proposed Second Floor – Metalwork Scope
- 22013_HCCC_T4100_Proposed Ground Floor – Wall Scope & Door Tags
- 22013_HCCC_T4101_Proposed First Floor – Wall Scope & Door Tags
- 22013_HCCC_T4102_Proposed Second Floor – Wall Scope & Door Tags
- 22013_HCCC_T4103_Proposed Internal Wall Types
- 22013_HCCC_T4110_Proposed Ground Floor – Applied Wall Finishes
- 22013_HCCC_T4111_Proposed First Floor – Applied Wall Finishes
- 22013_HCCC_T4112_Proposed Second Floor – Applied Wall Finishes
- 22013_HCCC_T4120_Proposed Ground Floor – Internal Blind Scope
- 22013_HCCC_T4122_Proposed First Floor – Internal Blind Scope

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	7 of 25

Contractor's Proposals: *Community Facilities*

- 22013_ HCCC_T4123_Proposed Second Floor – Internal Blind Scope
- 22013_ HCCC_T7010_Proposed Ground Floor – Reflective Ceiling Plan
- 22013_ HCCC_T7011_Proposed First Floor – Reflective Ceiling Plan
- 22013_ HCCC_T7012_Proposed Second Floor – Reflective Ceiling Plan
- 22013_ HCCC_T7500_Proposed Internal Door Schedule
- 22013_ HCCC_T7530_Proposed Glazed Screen Schedule and Manifestations
- 2229 HCCC E100(P1) Ground Floor Containment
- 2229 HCCC E101(P1) First Floor Containment
- 2229 HCCC E102(P1) Second Floor Containment
- 2229 HCCC E200(P2) Ground Floor Small Powers & Ancillary Layout
- 2229 HCCC E201(P1) First Floor Small Powers & Ancillary Layout
- 2229 HCCC E202(P1) Second Floor Small Powers & Ancillary Layout
- 2229 HCCC E300(P1) Ground Floor Lighting Layout
- 2229 HCCC E301(P1) First Floor Lighting Layout
- 2229 HCCC E302(P1) Second Floor Lighting Layout
- 2229 HCCC E400(P2) Ground Floor Fire and Security Layout
- 2229 HCCC E401(P1) First Floor Fire and Security Layout
- 2229 HCCC E402(P1) Second Floor Fire and Security Layout
- 2229 HCCC E500(P1) Roof Electrical Services Layout
- 2229 HCCC E600(P1) LV Schematic
- 2229 HCCC M100(P2) Ground Floor – Above Ground Drainage Layout
- 2229 HCCC M101(P2) First Floor – Above Ground Drainage Layout
- 2229 HCCC M102(P1) Second Floor – Above Ground Drainage Layout
- 2229 HCCC M200(P1) Ground Floor – Water Services Layout
- 2229 HCCC M201(P2) First Floor – Water Services Layout
- 2229 HCCC M202(P1) Second Floor – Water Services Layout
- 2229 HCCC M300(P2) Ground Floor – Ventilation Layout
- 2229 HCCC M301(P1) First Floor – Ventilation Layout
- 2229 HCCC M302(P1) Second Floor – Ventilation Layout
- 2229 HCCC M400(P1) Ground Floor – Heating and Cooling Layout
- 2229 HCCC M401(P1) First Floor – Heating and Cooling Layout
- 2229 HCCC M402(P1) Second Floor – Heating and Cooling Layout
- 2229 HCCC M500(P1) Roof Level Mechanical Services Layout
- 2229 HCLS (P1) Luminaire Schedule
- WRAP – Room Data Sheets – Community Centre

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	8 of 25

Contractor's Proposals: *Community Facilities*



- WRAP Ham Close Community Facilities Internals _RIBA Stage 2 Report Rev B
- Design Brief Rev B
- HCCF_Internals_Doc-Issue-Register
- 230123_Updated Visuals
- WRAP – Room Data Sheets – Richmond Maker Labs
- HCCF_HCCC_WRAP_85-XX-SPEC-A-0001 – Outline Specification
- HCCC Ironmongery Schedule
- 22013_RML_0185_Section A-A
- 22013_RML_0186_Section B-B
- 22013_RML_0300_Proposed East and West Elevation
- 22013_RML_0301_Proposed North Elevation
- 22013_RML_0302_Proposed South Elevation
- 22013_RML_T1101_Proposed Ground Floor Plan
- 22013_RML_T1102_Proposed First Floor Plan
- 22013_RML_T1103_Proposed Roof Plan
- 22013_RML_T1125_Proposed Ground Floor- FF & E
- 22013_RML_T1126_Proposed First Floor – FF & E
- 22013_RML_T4001_Proposed Ground Floor- Floor Finishes Scope
- 22013_RML_T4002_Proposed First Floor – Floor Finishes Scope
- 22013_RML_T4010_Proposed Ground Floor – Signage Strategy
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- 22013_RML_T4020_Proposed Ground Floor – Fire Strategy
- 22013_RML_T4021_Proposed First Floor – Fire Strategy
- 22013_RML_T4030_Proposed Ground Floor – Fire Signage Strategy
- 22013_RML_T4031_Proposed First Floor – Fire Signage Strategy
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- 22013_RML_T4041_Proposed First Floor – Key Suited Strategy & Access Control
- 22013_RML_T4050_Proposed Ground Floor – Risk Hazards
- 22013_RML_T4051_Proposed First Floor – Risk Hazards
- 22013_RML_T4060_Proposed Ground Floor – Metalwork Scope
- 22013_RML_T4061_Proposed First Floor – Metalwork Scope
- 22013_RML_T4101_Proposed First Floor – Wall Scope and Door Tags
- 22013_RML_T4102_Proposed Internal Wall Types
- 22013_RML_T4110_Proposed Ground Floor – Applied Wall Finishes
- 22013_RML_T4111_Proposed First Floor -Applied Wall Finishes

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	9 of 25

Contractor's Proposals: *Community Facilities*



- 22013_RML_T4120_Proposed Ground Floor – Internal Blind Scope
- 22013_RML_T4121_Proposed First Floor – Internal Blind Scope
- 22013_RML_T7010_Proposed Reflective Ceiling Plans
- 22013_RML_T7500_Proposed Internal Door Schedule
- HCCF_RML_WRAP_85-XX-SPE-A-0001 – RML Outline Specification
- RML Ironmongery Schedule
- 2229 RML E001 (P3) Ground and First Floor Containment, Small Power and Ancillaries Layout
- 2229 RML E002 (P3) Ground and First Floor Lighting, Fire Alarm and Security Layout
- 2229 RML M001 (P1) Ground and First Floor Above Ground Drainage Layout
- 2229 RML M002 (P1) Ground and First Floor Water Services Layout
- 2229 RML M003 (P2) Ground and First Floor Ventilation Layout
- 2229 RML M004 (P1) Ground and First Floor Heating and Cooling Layout
- 2229 RML ME010 (P1) Roof M & E Layout
- 2229 Ham Close Doc Issue Register V2
- 2229 MEP (P1) MEP Performance Specification
- TN01-22481-R0- Ham Close, Richmond – Acoustic Requirements – HCCC & RML
- AFF_20700_01_Ham Close, Richmond_Combined_FSS_06
- 10.03.2023 – Community Centre Internal Works _ WRAP_DRA
- 10.03.2023 – Richmond MakerLabs Internal Works_WRAP_DRA
- WRAP H & S File Ham Close Regeneration Community Facilities Internals REV A

3.14 Post Completion Energy Monitoring

None allowed.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	10 of 25

Contractor's Proposals: *Community Facilities*



4.0 The Site

4.1 Site Fit

Our submission is based on the presumption that the drawings issued as part of the tender documents, indicating the site layouts, will fit within the site boundaries as they exist and that they are accurately reflected in the tender drawings.

4.2 Fly Tipping

Our bid does not include for the removal of any fly tipping that may be deposited between the time of tender and possession of the site.

Our bid does not include removal of the loose content of any existing structure and assumes that these will be empty upon possession of the site.

4.3 Site Investigation and Contamination

No allowance has been made for the removal of contaminated material.

4.4 Asbestos or Other Hazardous Materials

We have excluded asbestos removal pending receipt of asbestos surveys.

4.5 Archaeology

As required to comply with the planning permission.

4.6 Traffic Consultant

As required to comply with the planning permission.

4.7 Flood Alleviation

As part of the Civil Engineering design, the Community Facilities shall be provided with a blue roof attenuation system to mitigate the effects of climate change, flooding and water management.

4.11 Tender Designs

We have allowed for costs and designs all in accordance with the tender documents, except where advised otherwise within these Contractors Proposals.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	11 of 25

Contractor's Proposals: *Community Facilities*



5.0 BREEAM

5.1 Breeam Compliance

Designed to BREEAM excellent and the fit out should adhere to Mat 05 – Designing for durability and resilience, and Mat 06 – Material Efficiency. For Mat 05, the design ‘will incorporate suitable durability and protection, measures and solutions to prevent damage to the vulnerable parts of the building from damage and exposed parts from material degradation’. For Mat 06, the aim is ‘to recognise and encourage measures to optimize material efficiency in order to minimise the environmental impact of material use and waste without compromising on structural stability, durability or service life of the building’.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	12 of 25

Contractor's Proposals: *Community Facilities*



6.0 Scheme Designs

6.1 Design Interpretation

We are pleased to confirm we have priced the tender drawings and offer no re-designs, primarily to avoid the potential requirement for a new planning application, and to avoid varying the design intent which could delay the construction phase whilst client approvals and re-design works are completed.

Additionally, we have followed the advice of tender update whereby the Contractor is to only submit alternative drawings and specifications should they have undertaken a re-design for a reason benefitting the client.

We would however be more than happy to consider any client requested amendment and formulate proposals.

6.2 BIM

Not applicable

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	13 of 25

Contractor's Proposals: *Community Facilities*



7.0 Specification

7.1 Substructure

Community Centre & Maker Labs

- CFA piles and RC ground beams.

7.2 Ground Floor

Community Centre & Maker Labs

- RC slabs with heave protection as required. Insulation and sand and cement screed on DPM.

7.3 Frame

Community Centre

- In-situ reinforced concrete frame

Maker Labs

- Steel portal frame with composite slab.

7.4 Roofs

Community Centre

- A parapet trim has been allowed to the main roof parapet top.
- Aluminium parapet copings have been allowed to terrace parapets.
- 450 x 450 x 50 mm buff paving to terraces.
- Roof insulation priced as XPS.
- A blue roof has been allowed.
- Ico Permatak or similar waterproofing included.
- Biodiverse green roof allowed.

Maker Labs

- The roof finish has been priced as 0.7 mm corrugated metal with a black coloured finish.
- Aluminium rainwater goods allowed for.
- Manual operated velux rooflights allowed.

7.5 Stairs

Community Building

- The staircase is from Stairmaster with a standard flat bar metal balustrade with PVC capping. The underside of the staircase will have it's metal tray painted.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	14 of 25

Contractor's Proposals: *Community Facilities*



Maker Labs

- Soft wood timber staircase allowed for.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	15 of 25

7.6 External walls

Community Centre

- Due to the building height being below 18m, no allowance has been made for enhanced non-combustible components.
- Forticrete Shot Blasted Sports Green D1 Solid Blocks have been allowed for.
- Recessed masonry panels to be no more than 25mm deep.
- To Brickwork areas, we have allowed a PC sum of £900/thousand for brickwork supply.
- We have allowed for mortar to be from Cemex's standard coloured mortar range.
- Brickwork arches are included, based upon being 1 brick, 215mm wide only.
- The soffit cladding to the Loggia is priced as Aquapanel or similar cementitious board.
- Timber cladding to the undercroft walls of the Loggia is priced as 145mm Thermowood timber cladding.
- Brick/Blockwork window reveals included except to timber clad areas, timber reveals to timber clad areas.
- Balustrading to terraces is included as 40x15mm flat bars with a flat bar handrail, powder coated.
- The plant roof enclosure to the roof space is assumed as galvanised steel posts fixed to RC roof structure with treated softwood horizontal rails and vertical timber cladding to match ground floor external wall cladding.

Maker Labs

- Timber cladding priced as 145mm Thermowood timber cladding.
- Inner leaf of external wall priced as 100mm blockwork.

7.7 Windows & External Doors

Community Building

- Nordan or similar composite windows have been included with standard cills and in a standard RAL colour. Head pressings are included to window heads.
- We have included for Horman LPU42 timber effect insulated sectional garage doors with Supramatic motors and 2nr remote keyfob controls.
- Plant room, stair core access, car park pedestrian access, Refuge store & community lounge windows and doors are allowed as aluminium external doors.
- Access control is excluded from bi-folding doors.
- No allowance has been made for power assisted external doors.
- Aluminium external ground floor entrance doors, be planked but will not be clad in timber to match surrounding cladding.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	16 of 25

Contractor's Proposals: *Community Facilities*



Maker Labs

- Nordan or similar composite windows have been included with standard cills. Head and jamb surrounds are included in PPC aluminium. (standard Ral colours assumed)
- All windows to be manually operated.
- Aluminium external ground floor entrance doors, be planked but will not be clad in timber to match surrounding cladding.

7.8 Internal Walls

Community Centre

- Internal walls of car/cycle parking have been allowed for as standard concrete blockwork (not shot blasted) with pointed mortar joints.
- Internal walls of cycle storage, refuge & plant rooms are basic finish RC or concrete blockwork with pointed mortar joints.
- Internal walls to activity hall to be paint quality blockwork with paint finish.
- We have allowed for drylining to step out around columns internally.
- Taped & jointed plasterboard finish has been allowed for
- The community lounge has drylined painted plasterboard walls.
- Acoustic birch timber panels have been included at high level to the perimeter of the activity hall, 2400mm tall panels included for.
- Acoustic birch timber panels have been included to the perimeter of the music room walls.
- A drilled finish has been included for to acoustic birch panels.
- No other acoustic timber of birch/timber internal panelling has been allowed for.
- Internal timber glazed screens have been allowed. 40db has been allowed for to the music room glazed screen, which was the highest db rating we could source. No other screens have an acoustic requirement.
- No graffiti panels have been allowed for.
- We have excluded all mirrors except for those in bathrooms/WC's.
- No allowance has been made for specific robustness or sport to the activity hall.
- MDF bullnosed window boards included.
- The RC walls of the staircores have been allowed for as exposed RC. Plain Smooth finish has been allowed for to the RC. No allowance made for sealer to this RC.
- Dulux Diamond paint has been allowed for. No feature walls have been allowed for. (one colour throughout)

Makers Lab

- All internal walls are drylined with tape & joint finish & decoration.
- Dulux Diamond paint has been allowed for. No feature walls have been allowed for. (one colour throughout)
- Acoustic birch timber panels have been included to the perimeter of the workshop walls.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	17 of 25

Contractor's Proposals: Community Facilities



- A drilled finish has been included for to acoustic birch panels.
- Sloping ceilings of the first floor workshop are drylined & do not have acoustic timber panelling.
- No other timber/birch or acoustic panels have been allowed for.
- MDF bullnosed window boards included.
- No graffiti panels have been allowed for.
- We have excluded all mirrors except for those in bathrooms/WC's.
- No allowance for pocket doors. Standard hinged doors assumed.

7.9 Internal Doors

Community Building

- Ply flush painted doorsets have been allowed for.
- There are no specific acoustic requirements to doors & none made.
- Stainless ironmongery from Branch BMN Euro spec Hoppy Arrone range.
- No allowance made for access controlled internal doors.
- No allowance made for power operated internal doors.

Maker Labs

- We have included for hinged doors where pocket doors shown.
- Ply flush painted doorsets have been allowed for.
- Stainless ironmongery from Branch BMN Euro spec Hoppy Arrone range
- There are no specific acoustic requirements to doors & none made.
- No allowance made for power operated internal doors.
- No allowance made for access controlled internal doors.

7.10 Floor Finishes

Community Centre

- Carpet has been allowed for as Heckmondwike Supercord.
- Forbo Marmoleum sheet allowed for where indicated.
- Altro Contrax vinyl allowed to non slip areas.
- Forbo Marmoleum to staircase with plastic nosings.
- Aluminium threshold strips allowed for between differing floor finishes.
- Brett Omega block paving allowed to car park floor.
- Plant, bin & cycle store floors to an unfinished concrete floor.
- Coved or MDF timber skirtings applicable. (Square edge MDF skirtings)
- No specification has been given for line marking to the activity hall, a provisional sum has been allowed.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	18 of 25

Contractor's Proposals: Community Facilities



Makers

- Forbo Safestep vinyl allowed for where indicated.
- Forbo safestep to staircases with plastic nosings.
- Aluminium threshold strips allowed for between differing floor finishes.
- Coved or MDF timber skirtings applicable. (Square edge MDF skirtings).

7.11 Ceilings

Community Building

- Insulated soffits & cementitious boarded ceilings have been allowed to the following areas;
 - Car parking area
 - Plant room
 - Refuge store
 - Cycle storage
- Plain smooth finish exposed RC Soffit's have been allowed to the following areas;
 - Community Lounge.
- Armstrong Ultima (or similar) lay in ceilings have been allowed to the following areas;
 - Reception
 - ICT Room
 - Sensory Room
 - Art Room
- Quattro 41 acoustic ceilings on MF have been allowed to circulation spaces including stair and lobby areas.
- A plasterboard bulkhead is positioned between the RC soffit of the lounge & the Quattro board of the circulation space at ground floor.
- Plasterboard ceilings, taped & jointed have been allowed to the following areas;
 - Meeting Rooms
 - Music Rooms
 - Changing Places
 - WC's
 - Cleaners
- Basic RC soffits have been allowed for to the following areas;
 - Storage areas
 - Risers (along with GRP grid flooring)
- The activity Hall ceiling is assumed as Quattro 41 acoustic ceiling.
- No allowance for wood wall to any ceilings.
- No allowance any acoustic ceiling rafts or panels.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	19 of 25

Contractor's Proposals: *Community Facilities*



- Dulux diamond paint applicable. (one colour throughout)

Makers Lab:

- Drylined tape & jointed plasterboard ceilings allowed for. Including those sloping.
- Dulux diamond paint applicable. (one colour throughout).

7.12 Fittings, Fixtures & Finishes

Both Buildings:

- No allowance has been made for any fixtures or fittings, no allowance made for loose legacy, fixed legacy, loose new, fixed new or any other fixtures fittings.
- Our only allowance is for;
 - Community centre kitchen & makers Lab kitchenette allowed as a provisional sum, including whitegoods, worktops, ventilation, sinks & taps.
 - Blinds have been allowed as manually operated. We have allowed blinds from Capricorn R220S crank operation roller blinds.
 - Doc M packs included.
 - Grab rails included.
 - IPS panelling included from Venesta Rapiduct to WC's.
- No allowance has been made for a sliding internal partition or screen to the community Lounge.
- No allowance for IPS panelling to changing places. Plasterboard, painted walls allowed.
- No allowance has been made for fit out of changing places. A sink only, toilet & grab rails have been allowed for only. Bed, bath, hoist & other specialist equipment excluded.
- No allowance has been made for hand dryers.
- No allowance has been made for the art room kitchenette, work tops or sink. More details to be provided by the client.
- No allowance has been made for the reception room fit out, desks, furniture etc.
- No allowance made for desks, chairs, computers or worktops within the ICT room.
- No allowance made for equipment within the music rooms or activity hall.
- Manually operated blinds have been included.
- No allowance has been made for changing benches or privacy screens.
- 9 cycle parking spaces are provided in semi vertical racks with locking hoops to the community cycle store.
- 6 cycle parking spaces are provided in semi vertical racks with locking hoops to the cycle parking area within the community centre garage.
- 2nr Galvanised Sheffield cycle stands included to makers building.
- No allowance for book cases.
- No allowance made for unfixed specialist equipment within either building.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	20 of 25

Contractor's Proposals: *Community Facilities*



- No allowance for electricals, TVs, projectors or sound systems and the like.
- No allowance for shelving or build storage except for construction of dedicated storage rooms.
- No allowance for workbenches to makers lab.

7.13 Mechanical and Electrical Installation

Community Building

- Heating and cooling are provided by ceiling and wall mounted VRF systems with roof-mounted condenser unit.
- Ventilation is provided by roof-mounted air handling units with DX cooling and heating.
- Hot water is provided at point of use.
- No allowance has been made for sprinklers.
- The price includes fire alarm, disabled refuge alarm, intruder alarm, access control and CCTV.
- No allowance has been made for electric vehicle charging.
- An allowance of £5,000 has been included for aesthetic enhancements to services where they are visible on exposed soffits to the community lounge.
- 5.2kWp of photovoltaic panels have been included to the community centre.

Maker Labs

- Heating and cooling are provided by ceiling and wall mounted VRF systems with air handling unit within a plant enclosure at ground level externally.
- Ventilation is provided by MVHR units and through-wall extract fans.
- Hot water is provided at point of use.
- No allowance has been made for sprinklers.
- No allowance has been made for extract systems relating to workshop machinery / dust.
- The price includes fire alarm, disabled refuge alarm, intruder alarm, access control and CCTV.
- No allowance has been made for electric vehicle charging.
- 2.4kWp of photovoltaic panels have been included to the maker labs.

7.14 Lifts

Community Building

- An Orona Smart Cat 1 Evac lift has been allowed for. An 8 person 630kg lift with an antivandal pack. Grade 304 rear & side walls, stainless steel ceiling & stainless chequered flooring with stainless skirtings. Side wall stainless handrail. Stainless steel Fermator Premium doors.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	21 of 25



Maker Labs

- A single-entry platform lift has been included to the Maker labs. We have included a £25,000 provisional sum for this lift. This is a passenger lift as no details have been provided regarding the weight of equipment that may be required to utilise the lift.

8.0 Statutory Services

8.1 New Supplies

8.2 Gas Supplies

- No allowance has been made for gas supplies.

8.3 Electricity Supplies

- Installed to satisfy tender specification.
- No enhanced power requirements assumed for specialist equipment as no specification given.

8.4 Water Supplies

- Installed to satisfy tender specification.

8.5 Existing Service Diversions

- As required to achieve planning permission.

8.6 BT

- Installed to satisfy tender specification.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	22 of 25

9.0 External Works

- 2nr 1100L euro bins included to community centre.
- 2nr 770L bins included to Makers Lab.
- No allowance for any works/improvements to the existing road to the community centre.
- We have not allowed for re-provision of the street lighting removed upon commencement of the community centre.
- No allowance has been made for any external furniture, street furniture, benches or the like.

9.1 Boundary Fencing

As planning drawings.

9.2 Works outside Site Boundary

Refer to LUC drawing 11265-LD-PLN-203-P09 Hard Landscaping General Arrangements.
Existing path extended to serve new building with drop kerb for refuse access.

9.3 Drainage

As planning drawings.

9.4 Car Parking Bays, Paving and Refuse

Refer to LUC drawing 11265-LD-PLN-203-P09 Hard Landscaping General Arrangements.
Loggia area to be finished with Macadam.
External paving to car parking bays. Refuse and Cycle store finish concrete.

9.5 Adoptions

As planning drawings.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	23 of 25

Contractor's Proposals: *Community Facilities*



10.0 Provisional Sums

The following provisional sums have been allowed;

Community Building

- £3,500 for line marking to the activity hall.
- £20,000 for kitchen including white goods, worktop, sinks taps and extract.
- £5,000 for serving hatch to kitchen.
- £10,000 for AV system
- £25,000 for PA system
- £8,000 allowed all internal & external signed except for statutory wayfinding signage.

Maker Labs

- £2,000 for domestic specification kitchenette including white goods, worktop, sink & taps.
- £4,000 allowed all internal & external signed except for statutory wayfinding signage.
- £25,000 for the community centre lift.

<i>Version No.</i>	<i>Version Date</i>	<i>Filing Ref.</i>	<i>Document Ref.</i>	<i>Page</i>
6	02/09/2022	B7	TEC29	24 of 25

Contractor's Proposals: *Community Facilities*



11.0 Bond and Parent Company Guarantee

- No allowance has been made for bonds or a parent company guarantee.

12.0 Contract Amendments

- Hill have assumed an unamended JCT 2016 D&B contract will be entered into as part of these works. It assumed the works be undertaken on a fixed price lump sum basis.

13.0 Tender Acceptance Period

Given the price volatility in the market currently, should our tender be of interest we would require a tender acceptance period of no longer than 2 months.

14.0 Other

We have made no allowance for any blast protection to the community buildings elevation exposed to the neighbouring substation.

We have allowed for 24 months as a defects period.

No maintenance has been allowed for.

No allowance made for works associated with moving or pruning or protection of trees outside of our site hoarding line.

We have allowed MDF square edge architraves.

We would recommend powered assisted doors are added to the entrance of the community centre. Note that power assisted doors are excluded to any doors within either building. Adding power assisted doors (excluded from our current tender) is £6,500 per set (assuming a pair).

We have provided a separate quote for NHBC fees, amounting to £59,820.92 for both buildings, excluded from our current CSA. To this quote we would add our 12% OHP becoming £66,999.43 if required.

We have not assumed any specifics for product warranties or guarantees. We would assume to pass on to the client material warranties/guarantees that may reasonably be sought based upon the materials proposed within the planning permission, tender documents or above guidance, without incurring additional costs to either party.

Ventilation or additional requirements for specialist equipment such as laser cutters have been excluded beyond those mentioned in the Bannerman specification. Further details of this equipment would be needed to design & cost this.

The S106 requires a water fountain to be installed related to the community centre, but this is outside of the red line boundary. We are unsure whether you wish for Hill to install this or this is to be carried out by others. We would suggest a sum of £3,500 is provisioned for this, if you wish to include this within our scope of works.

Version No.	Version Date	Filing Ref.	Document Ref.	Page
6	02/09/2022	B7	TEC29	25 of 25