

**Draft Specification For
Refurbishment And Extension Of
Chirnside Community Centre**

Demolitions:

Take down and remove part of existing extensions to rear, including roof of parts remaining that will be built up to provide new first floor.

Refurbishment Works:

Ground Floor Construction Generally:

Strip out existing floor and lay new 150mm thick float finished Grade 20/20 concrete on Visqueen 1200 super D.P.M on 100mm thick Styrofoam Floormate 200 insulation board on min. 150mm thick blinded hardcore. Floor D.P.M to be lapped over wall D.P.C.

First Floor Construction Generally:

TJI floor joists to manufacturers instructions, 100mm sound insulation quilt between joists, 22mm type C4 chipboard flooring to main areas, 50x38mm branders to ceilings finished with 12.5mm plasterboard and skim coat.

Main hall floor to comprise overlay floor of Junckers 22mm hardwood flooring on resilient battens over chipboard sub-floor, with resilient edge strips to manufacturers instructions.

External Walls:

Take down and remove existing wall finishes, brush down and clean off loose material, rough pointing in weak cement mix to stabilise wall and three coats 'Synthaprufe' cold applied bitumen to inner face of wall to 1200mm above floor level, new internal insulated timber frame comprising 95 x 45mm Grade C16 treated timber studs at 400mm centres, 100mm Kingspan TW55 insulation board between studs, 12.5mm Duplex plasterboard to face with skimcoat finish - cavity between framing and wall to be closed at first floor, wall head, openings & corners with Rockwool sleeved cavity barriers.

Lined MDF dado panelling to large & small halls.
Allow for repointing and repairs to walls externally.

Roof Repairs/Insulation:

Re-slate roof with best quality second hand Welsh slate to Architect's approval on Tyvek Supro Plus roofing membrane. Allow for repairs to rafters and sarking and for replacing wall plate. Provide 150mm thick glassfibre insulation quilt between ceiling ties with 150mm quilt across ties. Coombs insulated with 100mm Kingspan Kooltherm K7RF between purlins with 100x50mm battens finished with 35mm thick Gyproc Thermaline Plus to face with skim coat finish.

Partitions:

Generally 95x45mm CLS timbers at 600mm centres with 100mm sound quilt between studs, 12.5mm plasterboard and skim coat to face.

100mm concrete block loadbearing partitions built off 450x150mm concrete strip foundations, dpc at floor level.

Stair:

Precast concrete stair flights and landing, finished with carpet incl Ferodo non-slip nosings.

Intrad or equal tubular handrail and balustrade system with polished edge toughened glass balustrade panels.

Windows:

Replace existing windows where new floor abuts with double glazed H type with opening lights reversible for cleaning.

New velux rooflights to Main Hall area, with motorised openers and blinds.

Internal doors:

John Carr or equal hardwood veneer faced internal doors with Hewi or equal colour coated ironmongery, incl kickplates.

External Doors:

High performance timber doorsets, junction of frame and surrounding structure sealed with suitable mastic sealant. Gaps between rear of frame and surrounding structure to be sealed with expanding foam.

Services:

Strip out existing electrical and hot and cold water services, rewire and replumb including new light fittings, new external lighting to front entrance area, heating to be provided by underfloor heating to main hall area, low surface temperature radiators to remainder.

Oil fired boilers in Plant Room.

3 compartment uPVC trunking and cat 3 lighting to offices.

Drainage:

Toilets – 110mm dia. branches to W.Cs, 35mm dia. branches to W.H.Bs.
Branches to W.H.B's to have 76mm deep seal traps.
Kitchen & pantry - 55mm dia. branch to sink with 76mm deep seal dishwasher trap. 42mm dia. branch to hand wash basin.

Underground Drainage:

100mm dia. Hepworth Supersleve connected to existing drainage system.
Drains to be laid to minimum 1:60 gradient. New downpipes to be trapped.

Surface Water Drainage:

Cast iron gutters and downpipes to match existing.

External Works:

Provide new ramped access/external yard area at entrance in Marshalls Tegula concrete paver blocks with 50mm heel kerb edging.

Plastic bunded oil tank to enclosed yard area outside Plant Room.

General items:

Provide new sanitary fittings, cubicle systems, pantry and kitchen units.

Cooker hood and extraction system to kitchen.

Fire warning and intruder alarm systems.

Decoration:

Decorate throughout with vinyl matt emulsion to walls and ceilings and water based gloss paint to wood and metal work.

Floor finishes:

Carpet tiles to the following areas-
Entrance Hall, office, small meeting, small hall, cloaks, offices entrance lobby, offices, foyer and meeting room.

Non-slip vinyl to the following areas-
W.c.'s, Dsr's, changing rooms, pantry, kitchen and stores.

Altro Mondo Ramflex sports flooring to Gym.

Furniture:

Allow for 5.5 x 2.4m stage, motorised bleacher seating, 60 additional chairs, 8 tables and other sundry items.

Signage:

New colour coated uPVC entrance signage to Community Centre and Fitness suite/offices.

Internal signage to designate room areas.

New Extensions:

Foundations:

700 x 200mm ready mixed concrete strip foundations in trenches to be excavated to 600mm below proposed ground level or into good foundation bearing ground - whichever is the lower. All soft spots to be fully excavated and filled with weak mix concrete. Minimum cover over found to be 400mm.

Substructure:

310mm wide cavity wall comprising 100mm thick dense concrete block outer leaf, 60mm cavity, 150mm thick dense concrete blockwork inner leaf, blockwork built in mortar mix 1:1/4:3 (cement:lime:sand) with stainless steel double triangle wall ties at 900mm centres horizontally and 450mm centres vertically. D.P.C to be installed not less than 150mm above finished ground level.

Ground Floor Construction:

150mm thick float finished Grade 20/20 concrete on Visqueen 1200 super D.P.M on 100mm thick Styrofoam Floormate 200 insulation board on min. 150mm thick blinded hardcore. Floor D.P.M to be lapped over wall D.P.C.

External Wall Construction Generally:

305mm thick cavity wall comprising 100mm thick dense concrete block outer leaf with dry dash finish, 50mm wide cavity, 145 x 45mm timber framed inner leaf wall panels with standards at 600mm centres. 150mm insulation quilt between framing. Cavity to be finished with 9.5mm plywood sheathing with Tyvek breather membrane to outer face. Internal face to be finished with 12.5mm thick foil backed plasterboard with skimcoat finish. Inner & outer leaves to be tied with Bat stainless steel timber frame wall ties at 450mm centres vertically & 600mm centres horizontally (additional wall ties to be provided at 225mm max. Centres vertically at all door & window openings. Wall ties to be securely nailed to vertical studs. Timber framed wall panels to be held by 145 x

45mm wall head binder.

Fire stops to be 50 x 50mm treated timber provided at corners, wall head, first floor level, window & door jamb, head and cill and at maximum 8.0m centres. D.P.C. to be fitted between fire stop and outer leaf. Any gaps between fire stop and outer leaf to be filled with mineral fibre strip.

Cavity to be ventilated below D.P.C. level, above and below fire stop at first floor level and at high level at verge and eaves with Rytons slim vent minor

New walls to be tied to existing with Expamet wall starters or equal.

Roof construction:

Best quality second hand welsh slates on one Tyvek Supro Plus roofing membrane. 19mm thick butt jointed treated timber sarking. Timber roof structure at 600mm centres. Trusses to be fixed with bat truss clips to 145 x 45mm treated timber wall head binder. Code 5 lead flashings at abutments and perimeter of roof glazing.

Sarnafil G or equal single ply flat roof area, 150mm Sarnatherm insulation, vapour barrier, 19mm wbp ply roof deck, timber roof structure.

Double glazed patent glazing and cupolas.

Single glazed patent glazing on polyester powder coated aluminium structure to feature entrance area.

Roof insulation / ventilation:

150mm thick glass fibre insulation quilt between ceiling ties with 150mm thick fibre glass insulation quilt running over ceiling ties.

Coombs insulated with 100mm Kingspan Kooltherm K7RF between purlins with 100x50mm battens finished with 35mm thick Gyproc Thermaline Plus to face with skim coat finish.

Lintels:

All outer lintels to be Robeslee prestressed concrete lintels. All lintels to have min. 150mm seating.

All inner leaf timber lintels to be supported on cripple studs as follows:-

Openings up to 900mm wide - double cripple studs

Openings over 900mm wide - triple cripple studs

Cills:

215 x 140mm Precast concrete stooled end cills.

Windows:

Timber double glazed 'H'-type windows with tricklevents to give min. 8000mm ventilation and to be fully draught stripped. Windows to be glazed with low E glass to give window 'U'-value of 2.0 maximum. 22mm thick redwood window boards with 45 x 15mm dressed redwood apron plates. 70 x 15mm dressed redwood curtain plates.

Junction of frames and surrounding structure to be sealed with suitable mastic sealant. Gaps between rear of frames and surrounding structure to be sealed with expanding foam.