

The Contractor shall comply with all relevant standards and codes of practice and include for all Sport England and FA requirements as they apply to buildings of this nature

Site Investigation

The Contractor shall carry out all further ground investigations and obtain all necessary further information relating to risks appertaining to the Site and shall pay all costs in connection therewith. The Contractor shall be responsible for paying all costs in connection with contaminated land, pollution and overcoming risks associated with the Site.

The responsibility for foundation design and any protection measures lie entirely with the Contractor.

The Contractor shall make all investigations and tests to ascertain the presence, or otherwise, of landfill gas or the like. Should such gas be present the Contractor shall report to the Employer and agree and incorporate suitable precautions into the construction to the satisfaction of the Employer and all relevant Authorities.

In the event of contaminated ground being present or suspected as being present on the Site the Contractor shall report findings to the Employer and all relevant authorities and test and investigate the full extent of the contamination.

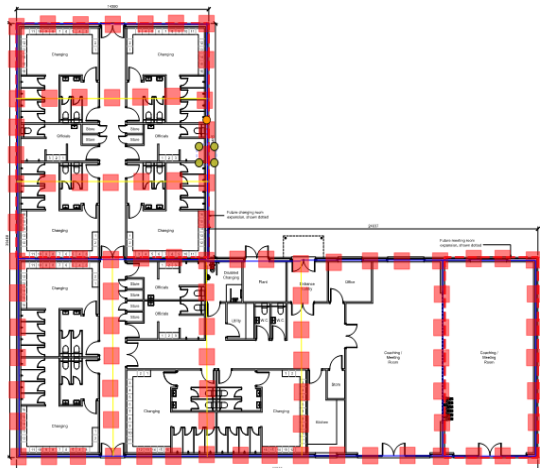
Remedial work to treat and / or the removal of any contaminated material shall be agreed with the Employer and the relevant authorities at no additional cost to the Employer.

Details of all additional ground investigations carried out by the Contractor and copies of all soil reports produced together with recommendations shall be passed to the Employer as soon as available.

1. Substructures

The scheme will have an appropriate substructure solution, as advised by a suitably qualified and experienced structural engineer, with consideration for loads, functional requirements, geotechnical issues/ground conditions and topography.

Foundations will be provided for future Phase 2 works to extend the clubhouse in line with the following layout.



2. Superstructures

Frame

The building frame and superstructure will be designed by a suitably qualified and experienced Structural Engineer, using appropriate material selection to provide an appropriate and durable structural solution with a design life of no less than 25 years.

Roof

The building roof will be constructed of softwood trusses with insulation, battening, ridges, fire barriers, tiled coverings and uPVC fascia details. uPVC rainwater gutters and downpipes also provided.

Dry ridge and hips system. Lead alternatives for flashings, valley gutters etc will be considered.

Roof tiles will be cement or similar.

Entrance canopy posts to be Powder coated steel.

To comply with Part L of the Building Regulations sit on solar panels will be installed achieving a minimum of 11,375.92kwh.

External Walls

External wall construction is a combination of insulated double leaf blockwork cavity walls with through coloured render facing (K-Rend or equal approved, silicon based render), as well as exposed brick and block insulated cavity walls. Final selection of facing brickwork subject to approval of local authority.

Windows & External Doors

Glazed double leaf powder coated aluminium entrance doors to main entrance and meeting room external entrance. Glazed double leaf fire exit doors to the north and south of the west side of the building (these doors are to be push bar activated).

Steel double leaf louvred door to plant room. Powder coated aluminium glazed windows, including side panels to the main entrance door and external entrance to the coaching room.

Electronically automated security shutters to all external doors and windows.

Internal Walls & Partitions

Internal walls are comprised of fairfaced 100mm aircrete concrete block.

Coaching / Meeting and entrance lobby to receive plasterboard and skim coat or taped and jointed tapered plasterboard to internal walls and ceilings. Tape and joint boards shall be sealed with approved sealant. All to British Gypsum recommendations.

Shower cubicles to be: - Mirage Range by Total Cubicle Solutions; constructed from high quality 13mm Compact Grade Laminate – colour tbc

Toilet Cubicles to be: - Volante Range by Total Cubicle Solution; Core material: 19mm thick high performance melamine faced 730kg/m³ grade moisture resistant chipboard – colour tbc

Internal Doors

Internal doors consist of flush solid timber doors, generally. Doors to circulation areas, kitchen, office and double leaf doors to the coaching room will include glazed vision panels. Doors to changing rooms, stores, utility rooms to be lockable by key, with WC's being latch lockable. A wider single leaf door to any accessible WC's will be provided. All doors will include appropriate ironmongery.

All internal and external doors to be lockable individually and via a single Master key.

Lockable double leaf doors with vision panels will be used to segregate communal and changing areas

3. Internal Finishings

Wall Finishes

Painted blockwork to all areas with the exception of Coaching / Meeting and entrance lobby which will receive painted plastered finishes.

Shower areas are to receive a tiled finish. Wall tiling to be white tiles 150mmx150mm with white mould resistant grout.

Tiled splash backs of 150mm x 150mm white tiles with white mould resistant grout will be provided to all wash hand basins.

Kitchen to be tiled above work top to a height of 3 tiles with 150mm x 150mm white tiles with white mould resistant grout.

Floor Finishes

Non-slip Vinyl flooring generally throughout to circulation areas.

Heavy duty non slip vinyl to changing rooms and WC areas.

Shower areas are to be anti slip commercial wet room tile – specification tbc.

Hard wearing carpet to the office and coaching room (final specification tbc). The plant room is to be finished in epoxy resin. Appropriate coved former skirtings with all associated trims etc will be provided. Non-slip vinyl finishes to extend 150mm at vertical junctions.

Carpeted areas will have timber skirtings.

Vinyl areas will have vinyl skirtings.

Tiled areas will have tiled skirtings.

Ceiling Finishes

Painted plasterboard ceiling to all areas. Moisture resistant plasterboard to showers areas.

4. Fittings & Furnishings

Bench seating and lockers to all changing rooms areas with hooks to walls.

WCs to include mirrors and accessories such as toilet roll holders, soap dispensers and electric hand driers. External entrance signage and statutory signage (fire exits etc.). Loose fixtures, fittings and equipment are to be provided by the end user.

70no. lockers (1 per space) to be provided to changing rooms throughout.

3no. rows of wooden racking to be provided to two sides of bar store at 600mm intervals.

Fire signage and equipment will be provided as necessary to comply with building regulations.

Kitchen

Floor kitchen cupboard units are to be provided to 3 sides of the kitchen. Manufacturer to be Symphony or similar. Hacienda, Medford or Virginia Range (Symphony); standard colour range with matching plinth and end panels, all on a white carcass (15mm);

Worktop to be standard Laminate; 40mm with rolled edge. Corners will be by masons mitre, choice of standard colours.

Sink to be 1.5 bowl.

Bar

Worktop to be standard Laminate; 40mm with rolled edge. Corners will be by masons mitre, choice of standard colours. Under cabinet sockets to be provided.

Open shelving to be provided to under side of bar.

Under worktop on wall side to be empty with socket points

Kitchen Appliances

Domestic built in Electric Double Oven to be provided.

Domestic gas 4 burner hob to be provided.

Domestic electric stainless steel cooker hood to be provided.

Full height free standing fridge freezer to be provided

5. Services

Sanitary Installations

Installations include fitting of WCs, wash hand basins, taps, showers, shower traps, accessible shower and sink (including handrails and seat).

All white sanitaryware to be Twyfords or similar.

Showers to be Bristan bar mixer showers or similar.

Services Installations

The mechanical & electrical services installations will be designed to include the following:

- Hot and cold-water supply (connection, meters)
- Hot and cold-water distribution to sanitary fittings
- Electrical mains distribution and containment
- Internal lighting
- General & mechanical power
- Data wiring (to common room and office area)
- Earthing systems
- Commercial gas boiler (Subject to availability of adequate local gas supply)
- Gas distribution (Subject to availability of adequate local gas supply), including gas fitting to kitchen for cooker.
- Low temperature hot water heating
- Above ground drainage
- Ventilation to meet requirements of Building Regulations
- Security Alarm to be provided.
- Disabled WC assistance alarm

A full set of Operation and maintenance manuals together with testing and commission certification of plant and equipment will be provided at building handover.

Fire & Lightning Protection

The building design will incorporate appropriate fire & lightning protection measures which will be designed by an appropriate consultant. The building will comply with all required fire and building regulations.

Communications & Data

The proposed scope of works will include the following;

- Phone/data connection points including containment and wiring
- TV points
- Security alarm system
- Disabled WC assistance alarm

6. External Works

Site Preparation Works

General site clearance, as well as forming new entrance to car park from Radcliffe Moor Road. WH shall be responsible for coordinating and entering into any legal agreements with the local highways authority, and for paying all associated fees and charges

Roads, Paths, Pavings & Surfacing

Tarmac carriageway forming new access road and car park area with concrete kerbing and edgings, and paving to building surrounds. Phase 1 of works to comprise 49 spaces, with phase 2 adding an additional 29 spaces.

Phase 2 external works will comprise tarmac by WAFC only. Phase 1 will include bring all 78Nr parking spaces into use. Spaces 50 – 78 and associated circulation areas will be compacted MOT Type 1, with all associated kerbs and edgings, ready to receive tarmac surface at a later date (by WAFC).

Line marking to be provided to all car park spaces.



Soft Landscaping, planting & Irrigation Systems

Grassed areas to surrounds of car park and building to comprise topsoil, seeding, watering and cultivation, sundry planting to comply with requirements of local planning authority. Please note that the majority of soft landscaping works across wider site to be included in a separate document relevant to the earthworks and sports pitches & earthworks.

External Fixtures

The proposed scope of works will include the following;

- Vehicle bollards made from recycled plastic
- Sheffield stand cycle racks for 24 bikes
- External bollard lighting to car park and LED lantern style wall lights to main entrance)
- 2Nr 20" storage containers, with base for equipment storage, laid 'back-to-back' with access arrangements to be confirmed.
- External bin store to be constructed of timber with no roof, no lighting and no water supply.
- Emergency vehicle access point to pitches
- Vehicle access/egress to be via manually operated double vehicle gates, steel, 2.1m high

External Drainage

The proposed scope of works will include the following;

- Foul water drainage & manholes
- Surface water drainage & manholes
- Connection to existing sewers

External Services

The proposed scope of works will include the following;

- Incoming utility services
- External lighting
- Services to plant areas