



PLUCKLEY PARISH COUNCIL

SPECIFICATION DETAILS

for

A SINGLE-STOREY EXTENSION PROVIDING NEW ENTRANCE AND WC FACILITIES

at

PLUCKLEY VILLAGE HALL, STATION ROAD, PLUCKLEY, KENT

ENQUIRIES

Enquiries concerning this document should be referred to:

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1 GENERAL INFORMATION

1.1 Scope

This document provides an overview of the specification for the construction of a single-storey extension to Pluckley Village Hall providing a new entrance and WC facilities (including facilities for disabled persons).

It forms part of the Tender and Contract Pack for the contract and should be read along with the other documents in the Pack:

- 1) Pluckley Village Hall Extension ITT v1 July 2016
- 2) Pluckley Village Hall Extension Form of Tender (Word document)
- 3) Pluckley Village Hall Extension Specification Details v1 July 2016 (This document)
- 4) Pluckley Village Hall Extension Contract Terms and Conditions v1 July 2016
- 5) Pluckley Village Hall Extension Construction Notes v2 Revision C 24/07/15
- 6) Drawing 14/05/13 - Elevations and Plan P1 21/07/15
- 7) Drawing 14/05/14 - Proposed Floor Plan P1 21/07/15
- 8) Drawing 14/05/15 - Proposed Sections P1 21/07/15
- 9) Drawing 14/05/16 - Foundation and Roof Plans P1 21/07/15

Pluckley Parish Council ('the Council') will not accept liability for any action arising from the reading of any schedule, section paragraph or part of these documents out of context.

1.2 The Site

Pluckley Village Hall is a single storey detached building located on Station Road, Pluckley, Ashford, Kent, TN27 0QZ. The proposed extension is to be on the south-western end of the existing building.

Pedestrian and vehicular access is at the front of the building. A garden area is situated to the rear, and disturbance to this area should be minimised.

1.3 Dimensions

The overall size of the extension is approx. 5.7 meters x 10.2 meters and is illustrated fully in drawing 14/05/14 'Proposed Floor Plans'. Tenderers should not rely on dimensions given in the drawings. The Contractor is deemed to have visited site, taken their own dimensions, measurements and used these when compiling their tender. Errors or costs relating to reliance on any information provided by the Client will not be entertained.

1.4 Planning Approvals

Detailed Planning Permission has been granted for the extension by Ashford Borough Council under reference 15/00458/AS in April 2015. All drawings have also been prepared, and submitted, for Building Regulations approval.

1.5 Specification Documents

The detailed specification of requirements is provided by means of four architect's drawings, and a set of Construction Notes as follows:

1. **Drawing 14/05/13** - shows the Elevations and Plan view of the extension in relation to the existing building . It is to scale, but individual measurements are not shown on the drawings.
2. **Drawing 14/05/14** - shows the Proposed Floor Plan of the extension with detailed dimensions and locations of fixtures and fittings.
3. **Drawing 14/05/15** - shows Proposed Sections through the extension.
4. **Drawing 14/05/16** - shows Foundation and Roof Plans, providing details of the part-flat and part-pitched roof of the extension.
5. The **Construction Notes** (revision C) then provide full details of the required construction methods and materials for the extension.

Tenders should therefore be based on meeting all the requirements provided in these documents, with the proviso that there are some changes and clarifications given in the next section of this document.

2 CLARIFICATIONS AND QUALIFICATIONS

There are several items in the above documentation that require some clarification or qualification. These are as follows:

2.1 Structural Engineer

The Construction Notes make several references to 'Structural Engineer's details'. It is assumed that the successful contractor will be responsible for employing such an engineer if required.

2.2 Heating

The Construction Notes state that heating will be by means of 'electric heating panels' but no further details are provided. The client proposes to discuss and agree heating requirements and costs with the contractor. Tenderers should not therefore include for these in their bids.

2.3 Hot Water Supply

The reference in the Construction Notes to using an existing hot water supply from the kitchen is erroneous. It is planned for hot water to be provided via a storage tank and immersion heater located as shown on Drawing 14/05/14.

2.4 Hand Driers

All WCs (including the disabled cubicle) will need to be provided with hand driers. It is proposed to agree make/models and costs with the Contractor once the contract has been awarded. Tenderers should not therefore include for these in their bids.

2.5 Electricity & Power points

No details of the electricity supply or power points have been provided in the Drawings or Construction Notes. It is therefore proposed to discuss and agree tasks, fitting types, locations and costs with the Contractor once the contract has been awarded. Tenderers should not therefore include for these in their bids.

2.6 Lighting

No details of light fittings or switches have been provided in the Drawings or Construction Notes (with the exception of Emergency Lighting, which is fully specified and should form part of the contract price). There is also likely to be a requirement to re-route some existing lighting controls from the other (stage) end of the existing Hall. It is therefore proposed to discuss and agree fitting types, locations and costs with the Contractor once the contract has been awarded. Tenderers should not therefore include for these in their bids.

2.7 Door to Kitchen

Please note that the existing door between the new hallway and the kitchen (shown in the Drawings) will not be required, and should be removed and blocked in as part of the contract.

2.8 Internal Decoration

No requirements have been specified for internal decoration of the extension. It is possible that this may actually be undertaken by the Client with a view to making a cost saving. Tenderers should not therefore include for this in their bids.

2.9 Further Clarifications

If any further items require clarification, or there are any clarifications or changes arising from queries from bidders, these will be published on the web site (www.pluckley.net), and may result in this document being re-issued to reflect the changes.