



Specification

Teaching Space+ New Teaching Rooms at The Northern College, Barnsley

For Approval

4 July 2024

Job No. 23-023E

Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG

T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC



Company Registered in
England. No: 9547619

1.0 Preambles

1.1 Introduction

The project comprises the installation of secondary glazing to the windows within the Learning Resource Centre at the Northern College, Wentworth Castle, Stainland, nr. Barnsley.

The building will remain in use during the works.

1.2 Employers Details

Employer: The Northern College

Address: Wentworth Castle, Lowe Lane, Stainland, Barnsley.

1.3 Contract Particulars

The contract to be the current edition of the Minor Works Building Contract with contractor's design (MWD 2016)

First recital : Secondary Glazing to the LRC

Second recital – Storah Architecture drawing: 23-023E-013, 23-023E-213A

Fifth recital (CDM Regulations): All apply

Article 3 (Architect/ Contract Administrator): Storah Architecture of 46 Halifax Road, Todmorden. OL14 5QG

Article 4 (CDM-Principal Designer): Storah Architecture

Article 4 (Principal Contractor): The Contractor

Article 7 (Arbitration): Article 7 and Schedule 1 do not apply.

2-3 (date for commencement): To be agreed

2-3 (date for completion): To be agreed

2-9 (liquidated damages): at the rate of £500 per week, calculated daily.

2-11 (rectification period): 12 months

4-3 (percentage of total value of work): 95 %

4-3 (final date for payment): within 28 days of due date.

4-5 (percentage to be paid to contractor): 97.5%

4-8-1 (supply of documentation): 3 months

4-8-1 (final date for payment): within 28 days of due date.

4-11 and Schedule 2 (fluctuations option): Does not apply. A fixed price is required.

5-3 (Contractor's Public Liability insurance: injury to persons or property): £5,000,000.00 for any one occurrence or series of occurrences arising out of one event.

Clause 5.4 applies. Terrorism cover is to be excluded (acts of terrorism to be added to Excepted Risks in definitions).

5-4A-1 and 5-4B-1 (percentage to cover professional fees): 15%

7-2 (adjudication): The Adjudicator is to be nominated by the President of the RIBA

Schedule 1 (base date): 10 days before the date set for return of tenders

1.4 Other Professionals and Consultants

The CDM-Principal Designer for the project is the architect.

1.5 Preliminaries

The works are to be in accordance with the attached Preliminaries. See Appendix.3.

1.6 Provisional Sums

Allow the contingent sum of £3,000 to be used as the architect may direct.

1.7 Pre-Commencement Notifications

The contractor is responsible for obtaining services plans etc. and for determining the precise positions of services within the working areas.

Prior to commencement of the works the contractor should ascertain that all pre-commencement listed building consent and Building Regulations conditions have been met.

1.9 Working Areas

An area within the college will be made be available for use for storage and a mess area/site office.

1.10 Services

Water and power will be provided for the contractors use during the works.

1.10 Facilities

Facilities, including WC, internal storage, and space for a mess room will be made available for the use of the contractor.

1.11 Scaffolding and Protection

During the majority of the works the working areas are to be the other areas of the building by the retention of the existing doors. They are to remain closed and locked to prevent dust from entering into the occupied portions of the building.

The contractor is to lay a DPM dust barrier over the furniture, fittings and floors in the areas where works are taking place. This is to be removed and the area cleaned down as works progress and on completion.

Provide all necessary scaffolding and access to carry out the works and to allow inspection by the architect.

Where scaffolding is required, no scaffold tubes should be in direct contact with the building. Tubes should be shrouded and all tube ends close to the building should be fitted with plastic end caps. Details of any scaffolding are to be provided to and agreed with the architect.

No external ladders to be retained on site to access the scaffold whilst the site is unattended.

If required (not expected) provide all temporary weather protection to keep the building in a weathertight condition and prevent water ingress, particularly during work to the the roof and gutters. It is essential that no water ingress occurs within the building during the course of the works. The contractor is to adhere to the measures detailed, and in addition is to include all measures considered necessary to exclude moisture penetration.

The contractor is to provide and leave on site a roll of DPC material for use by the employer in an emergency and to remove this on completion.

The Contractor is to protect all walls, steps, stone & brickwork, roof timbers, glass & all materials on the site from any kind of damage during the progress of the work & shall be responsible for any damage done to same. The Contractor is to lay off plastering & decorating during frosty weather.

1.12 Construction Design and Management, Sequence and Method Statements

The contractor's Health and Safety plan must be provided to the architect prior to commencement of the works. The contractor is Principal Contractor for the purposes of the CDM Regulations.

1.13 Significant Hazards

Construction presents inherent health and safety hazards, many of these are present in the construction, maintenance and use of buildings generally and the contractors are expected to be able to control these risks during the construction phase and after. Significant or unusual/ "not obvious" residual risks may exist. In relation to this project the following potential residual hazards have been identified:

- overlap with student staff and visitors to the site or the general public who may access the college and paths around the building (minimise risks by demarkation, etc).
- unauthorised access to working areas (minimise by removing ladders, segregating spaces, etc).
- vehicle movements around the site.

- the likely hood of breaking glass or falling objects, especially during the dismantling of building elements or the fitting of sub-frames.

1.14 Timber Procurement

Submit certification verifying managed sources of all timber/ timber products, which should be FSC certified.

1.15 Hot Works

In situ leadwelding is not generally permitted. In the event of in situ lead welding being unavoidable the architect should be informed in writing prior to the event and a Hot Work Permit system introduced to meet the requirements of the building's insurer.

The Contractor is to ensure that no naked flames are left unattended and that equipment is left safe at the end of each work period. All hot work must cease a minimum of 2 hours before the end of the working day. Any areas subject to hot work are to be inspected every 15 minutes for the first hour after the work has been completed, and every hour therein up to the 2 hour period.

1.16 Cart & clear away rubbish

Cart & clear away rubbish from time to time as it may accumulate during the progress of the work. Rubbish to be stored in an agreed position on site prior to removal. On completion the Contractor is to clean down all pavings, steps, stonework & deliver up the works to the employer water-tight, free from damp, grit and any cleaning residue, clean & fit for use.

Due to the exposed nature of the site care is to be taken to ensure that all rubbish is added and secure and that no loose rubbish or other materials are stored at high level.

No food waste or noxious waste should be stored on site which may smell or attract vermin or other animals.

1.17 Specification of Works - Generally

The Contractor shall price within this schedule for all works required by the drawings and specification. No claim will be entertained for works not specifically itemised but required by the drawings and specification. Should the Contractor so wish, such items may be priced separately under the final item of work in each element.

Any work required by the tender drawings and specification which has not been separately itemised but which the Contractor wishes to price separately (please specify separately below):

Sub-total to Summary

2.0 Demolition and Site Clearance

2.1 Survey

Survey before demolition and stripping out. Agree working areas, phasing, etc. with architects prior to works.

Allow access for the architect and the employer to check and if required document the condition of the building structure and any fittings if considered appropriate or necessary.

2.2 Asbestos

An asbestos survey has been carried out and is available. No ACM's identified. If asbestos suspected on opening up etc. inform architect and seek instructions.

2.3 Services - Power and Lighting

Arrange for electrician to make safe and isolate any electrics which may impact on or be affected by the works. Restore and test on completion.

Carefully remove power sockets and trunking from partitions. Make safe and strip back redundant wiring.

Carefully remove light fittings and controls and retain for reuse. Make safe and strip back redundant wiring.

2.4 Services - Heating

Isolate and cap off any affected services and heating pipes prior to works. Restore and test on completion.

Note: no alterations to heating are anticipated.

2.5 Services - Communications and IT

Include for stripping back and reinstallation of all IT and comms provision prior to stripping out and dismantling works. IT equipment should be handed back to the College for reuse.

Remove and relocate server cabinet from IT office and relocate to new store. The relocation should be carried out in association with College IT staff and arranged to cause the shortest interruption practicable.

2.6 Services - Fire Alarm Systems

Include for stripping back and reinstallation of all fire alarm fittings and equipment prior to stripping out and dismantling works. Surplus detectors and sounders should be handed back to the College for reuse.

2.7 Site Clearance - Internal

Carefully remove partitions forming offices, taking care to ensure that no further damage occurs to historic plasterwork to the ceiling plasterwork or coving.

Lift and remove all carpets and floor finishes.

2.78 Materials Arising

The following materials and fittings to remain the property of the employer:

All lighting and PIR switching.

All IT equipment including server, cabinets, and wireless networking.

Secondary glazing units, for reuse.

Sub-total to Summary

6.0 Joinery, Carpentry

6.1 General

If required, specialist timber repairs and treatments are to be carried out by approved specialist sub-contractor. Robinsons Preservation Limited, 38 Kansas Avenue, Salford, Manchester. M50 2GL or another approved. Details of the sub-contractor proposed should be submitted with the tender.

During opening up and exposure of timbers and floors report any defective timbers to the architect.

Allow access for architect and specialists to investigate the condition of wallplates, rafter feet, truss bearings, etc. following exposure and opening up.

6.2 Door Furniture and ironmongery.

Allow the provisional sum of £500 for new door furniture.

6.3 Internal Floors

Allow for the repair of 5m² of floor boarding in areas less than 300mm wide. Over the floor boarding provide fix and lay 9mm fibre board prior to carpeting.

6.4 Doors and Frames

Within corridor between rooms, form new doorway and manufacture, provide and fix new 44mm thick 6 panel softwood door manufactured to match other door to corridor. Door to be hung on three 100mm butt hinges in ex125x50 softwood door frame with 25 mm rebate and some seals. Fix only lever handles, latch and suited lock to door.

Fix only lever handles, latch and suited lock to doors to each of 2no. teaching spaces.

Fix only lever handles, latch and suited lock to existing door to corridor which will form new server cabinet.

6.5 Wood and Wood Based Trim

Allow for the making door of skirtings following the removal of partitions in 7no. locations.

6.6 Secondary Glazing

Carefully remove the existing secondary glazing to 6no. windows.

To each window opening, provide and fix ex50x50 treated softwood sub-frames profiled as required for fixing of secondary glazing units. Knot, stop and pre-paint all round new timbers prior to fixing in primer, two coats Dulux undercoat and one coat Dulux white gloss. Subframe to be fixed to in aged locations using stainless steel screws. Fill and touch up any visible screw heads. Refix existing secondary glazing into new sub-frames.

6.7 Make Good on completion

On completion check that all the doors, windows and secondary glazing units are working, opening and closing correctly.

6.8 Window Blinds

Allow the provisional sum of £60 for window blinds.

Fix only window blinds to each window.

6.9 Attendance

Attend on other trades as required for installation of services and making good.

Sub-total to Summary

10.0 Plastering, Rendering and Screeding

10.1 Plaster Generally

Make good the following areas in hydraulic lime plaster as specified. Plaster to be feathered in with the existing and finished in a thin float coat of lime putty fine stuff.

10.2 Walls

Make good the walls to full height to masonry walls in 7no. locations where partitions have been removed.

10.3 Ceilings

Make good lath and plaster ceilings of each room following removal of partitions.

Due to the likely hood of disturbance of the lath and plaster during the installation of the partitions some remedial repair may be required. Allow access for inspection prior to and following removal of partitions.

Allow for the drilling of ceilings and the insertion of 100no. 'penny washer' repairs with stainless steel screws and washers inserted in the depth of the lather beings to restrain the lath and plaster. Make good on completion. The number and location of any repairs it to be subject to remeasure following inspection by the architect after removal of the partitions.

Allow for the renewal of 3m2 of ceilings in areas of less than 1m2.

Sub-total to Summary

11.0 Floor and Wall Coverings

11.1 Resilient Coverings & Carpeting

Allow the provisional sum of £75/m2 to provide and lay carpet and underlay, to the teaching spaces and the connecting store.including for gripper rods, trims etc.

Sub-total to Summary

12.0 Plumbing and Heating

12.1 Heating

Check the condition of the existing radiators and their adequacy to heat the spaces and report to architect.

Sub-total to Summary

14.0 Electrical Systems

14.1 General

Provide and fix surface conduit to room perimeters approx 900 above floor level, immediately above the timber panelling. No conduit to be installed to the window walls or over fireplaces. Wiring to be within surface conduit, rather than chased in to walls.

All wiring in surface surface conduit.

Fittings where indicated as 'recovered' to be reused existing fittings which have been recently installed.

All fittings to be white plastic of MK manufacture or similar approved.

14.2 Power Accessories & Equipment

Within teaching space C2, provide fix and wire five double 13 A sockets within the dado trunking.

Within teaching space C3, provide fix and wire four double 13 A sockets within the dado trunking.

14.3 Lighting Accessories & Equipment

Provide, fix and wire lighting and emergency lighting within teaching spaces and store.

In Room C2, Provide fix and wire 5no. Ansel Lighting Proline Eco MWS luminaires, and a single matching Ansel Lighting Proline EVO SM3 (emergency) luminaire. Luminaries each have PIR and ambient light sensors built in, SM3 luminaire incorporates emergency lighting. Lighting to be switched with daylight and PIR sensors with switching to provide manual override for blackout or additional lighting. A test switch is also to be provided.

In Room C3, fix and wire 3no. recovered Ansel Lighting Proline Eco MWS luminaires, and a single matching recovered Ansel Lighting Proline EVO SM3 (emergency) luminaire. Luminaries each have PIR and ambient light sensors built in, SM3 luminaire incorporates emergency lighting. Lighting to be switched with daylight and PIR sensors with switching to provide manual override for blackout or additional lighting. A test switch is also to be provided.

In store, fix and wire Ansel Lighting Proline Eco MWS luminaire.

Any other recovered luminaires to be returned to the College for reuse.

Luminaires are to be wired within floor voids and not surface wired. Override switches to be within dado trunking.

14.4 Communication Systems

At the screen location in room C2 provide fix and wire four connections for CAT6 cables in the dado trunking linked to the College network. There are to serve the screen a laptop, telephone and wireless hub.

At the screen location in room C3 provide fix and wire four connections for CAT6 cables in the dado trunking linked to the College network. There are to serve the screen a laptop, telephone and wireless hub.

CAT 6 cabling to link to switch in new store.

14.5 Audio Visual Systems

Within each of the two floor box in room C2 provide fix and wire HDMI cables and termination blocks and wire to connections at the screen location.

Within the floor box in room C3 provide fix and wire a HDMI cable and termination block and wire to a connection at the screen location.

14.6 Fire Detection & Alarm System

Protect fire alarm systems and detectors during strip out.

Liaise with College alarm system installer for the refixing and rewiring of fire detection and alarm systems.

Sub-total to Summary

18.0 Decorations

18. Internal Decoration - Plaster surfaces

Prime new internal plasterwork in diluted coat of Dulux Matt Emulsion.

Standard
emulsion

Finish internal plasterwork to walls and ceilings in three coats Dulux Matt Emulsion, colour as directed by architect.

Decoration is required to the following areas:

- Teaching Room C2
- Teaching Room C2
- Link Corridor/Store

18. Internal Decoration - Woodwork and Joinery

Clean down, knot, prime and stop new workwork.

Gloss

Rub down and paint in 2no. undercoats and a finish coat of gloss all internal woodwork, in Dulux Trade Gloss of a colour specified by the architect.

Decoration is required to the following areas:

- Teaching Room C2
- Teaching Room C2
- Link Corridor/Store

Sub-total to Summary

Specification: Teaching Space+, The Northern College, Barnsley

General Summary

01	General Requirements
	Preliminaries
	Provisional Sums
02	Demolition and Site Clearance
06	Joinery, Carpentry and Glazing
10	Plastering, Rendering & Screeding & Plasterboard
11	Floor and Wall Coverings
12	Plumbing and Heating
14	Electrical Systems
18	Decorations

Total to Form of Tender

Teaching Space+
New Teaching Rooms at
The Northern College, Barnsley

I/We, the undersigned, hereby tender and undertake to execute the work and provide the materials required in the formation of new teaching rooms the LRC at The Northern College, Barnsley

as specified in the Specification prepared by you the Architect for the sum of:

£.....

I/We could commence the work weeks after acceptance and
complete within weeks.

Signed.....

Company.....

Address.....

.....

Date.....

The Employer does not bind itself to accept the lowest or any tender.

Appendix B - Pre-Construction Health And Safety Plan

A1.0 Introduction

- A1.1 The Pre-Construction Health And Safety Plan should be read in conjunction with the Specification and Schedule for the Works and all drawings listed in the specifications.
- A1.2 The Principal Contractor must compare the drawings and examine the site before tendering and before signing the contract. Any additional specific hazards should be pointed out to the Principal Designer.
- A1.3 The timescales and program for the project are to be proposed by the tenderers a tender stage, and agreed with the principal contractor during the preparation of the building contract.
- A1.4 Prior to commencement of the project the principal contractor shall prepare a Construction phase plan in accordance with the recommendations given in Managing health and safety in construction Construction (Design and Management) Regulations 2015. Guidance on Regulations (available as a free download from the HSE website).
- A1.5 The Principal Contractor will inform the Principal Designer of any additional hazards identified as the work progresses. The architect will inform the Principal Designer and Principal Contractor of any additional hazards identified owing to variations, amendments or changes to the design or construction of the works.

A2.0 Contact Details

- A2.1 The Employers for the project are The Northern College.
- A2.2 The Architect for the work is Storah Architecture Ltd.
- A2.3 The CDM-Principal Designer for the work is Storah Architecture Ltd.
- A2.4 The CDM_Principal Contractor for the work is The Contractor

A3.0 Project Details

- A3.1 The Pre-Construction Health And Safety Plan relates to the works described in the specification and drawings for the project.
- A3.2 Construction information is given in the drawings and the specification for the works. Design of services is to be carried out by the contractor as part of the contract for works.
- A3.3 The completed structure will be used as a workplace (in which case, the finished design will need to take account of the relevant requirements of the Workplace (Health, Safety and Welfare) Regulations 1992); extent and location of existing records and plans.

A4.0 Employer's considerations and management requirements

- A4.1 The Contractor is to provide adequately trained labour and shall keep on the works a qualified General Foreman. The Principal Contractor will be responsible for controlling access to the site and for all persons under his control, including subcontractors. The Principal Contractor will be responsible for informing all staff, sub-contractors and other visitors regarding the site rules and any hazards that may be encountered during the carrying out of their work.
- A4.2 The Principal Contractor will allow for ensuring the safety of all workpeople and visitors on the site and for planning and arranging the works with safety as one of the major considerations and display in prominent positions all required notices and warning signs.
- A4.3 The Principal Contractor will be responsible for all persons (authorised or unauthorised) within the site. At the end of each working day, access ladders are to be boarded over, taken down and stored in a secure place or removed from the site to prevent use by unauthorised persons. At weekends or periods where the work may be left unattended for several days, the maximum practical precautions are to be taken to prevent access to the site by unauthorised persons.
- A4.4 The Principal Contractor is to provide the required welfare facilities and to maintain these in a clean and serviceable condition. The Principal Contractor is to provide any watching or lighting necessary.
- A4.5 No smoking is allowed on site.
- A4.6 Use of radios or amplified music is not allowed on site.
- A4.7 Method statements will be required for hot works. When hot works take place, prior written notification will be given to the Principal Designer.
- A5.1 The drawing's noted in the specifications identify existing site features and buildings.
- A5.2 The contractors working spaces, including areas for deliveries, parking, site facilities and storage of materials and waste should be agreed with the architect and Employer, prior to taking possession of the site or the commencement of the works.

- A5.3 The building and its curtilage will remain in use by wring the contract period and the principal contractor is expected to allow for liaison with the Employer to allow safe use of the building and segregation of the working areas of the site.
- A5.4 The site is located at The Northern College, Wentworth Castle, Lowe Lane, Stainland, nr. Barnsley
- A5.5 Plans for services should be obtained prior to construction works & positions of hidden services or other potential hazards should be ascertained on site.

A6.0 Site and Construction Hazards Identified

- A6.1 No previous H&S File for the site is available.
- A6.2 Attention is drawn to the possible location of service installations on site. Care should be taken to avoid any risk of damage or injury which may be caused by their disturbance,.
- A6.3 The building will remain in use during the works. Care should be taken to avoid exposure of members of the public or any other users of the building to any risks which may occur during the carrying out of the works. Escape routes should remain serviceable wherever practicable, approved alternative provision should be made for times when these may be affected by the works.
- A6.4 Construction presents inherent health and safety hazards, many of these are present in the construction, maintenance and use of buildings generally and the Principle Contractor and Employer are expected to be able to control these risks during the construction phase and after. Significant or unusual/ "not obvious" residual risks may exist. In relation to this project the following potential residual hazards have been identified:
- overlap with student staff and visitors to the site or the general public who may access the college and paths around the building (minimise risks by demarkation, etc).
 - unauthorised access to working areas (minimise by removing ladders, segregating spaces, etc).
 - vehicle movements around the site.
 - the likely hood of breaking glass or falling objects, especially during the dismantling of building elements or the fitting of sub-frames.

A7.0 Construction Materials

- A7.1 Many materials used on site present inherent health and safety hazards and the Principle Contractor is expected to be able to control these risks during the construction phase. COSHH assessments where applicable under the Control of Substances Hazardous to Health Regulations, 1994 are required to be included in the Construction Phase Health and Safety Plan and supplied to the Principal Designer for inclusion in the Health and Safety File.

A8.0 Health and Safety File Information

- A8.1 The Principal Contractor shall, prior the issue of the Practical Completion Certificate, hand over the Health and Safety File to the Principal Designer. The documents shall be bound in a durable manner in A4 format.
- A8.2 The Principal Contractor shall ensure that the final Health and Safety File shall include the following information:-
- In liaison with the C/A details of who to contact in the event of serious problems after occupation and during the Defects Liability Period.
 - Any relevant user guides, guarantees and maintenance instructions together with a set of working instructions for the specific systems installed.
 - In liaison with Employer / Architect (C/A), a set of 'as built' construction drawings.
 - Names and addresses of suppliers of specialist equipment, materials and surface finishes etc. together with appropriate Health & Safety data sheets.
 - Maintenance and cleaning requirements of any special components and finishes.
 - In liaison with C/A give general care and maintenance information.
- A8.3 The Principal Contractor shall, upon handover, ensure that the security keys and any other keys required are provided.