



South West Community Builds

✉ The Malt House, Chacewater Hill, Chacewater, Truro Cornwall TR4 8QA

☎ 01872 560478

☎ 07760 265199

☎ 07810 711832

www.communitybuilds.co.uk

✉ info@communitybuilds.co.uk

St Day Youth & Sports Association Contractors Information

Return Date for Quotations : Monday 27th July

This information has been provided to enable you to quote for the works.

The build commencement date is currently on hold due to COVID-19, due to funders pausing our current applications. The majority of the funding has been secured, so we are in a position to collect the quotations, formulate the total build costs, and start the process of allocating contractors and materials for when the final element of funding is secured.

The project has 2 main components: -

1. The two-storey extension consisting of public toilets, community room and machinery store on the ground floor. A committee/training room, public toilets, store, and terrace (on top of the machinery store) on the first floor. This will include the redevelopment of the bar, bar store and changing the windows and doors in the main club house hall, due to the access arrangements to the new extension.
2. The refurbishment of the changing rooms to develop four high specification adult changing rooms and referee changing area.

The extension will be built using a concrete panellised off-site manufacturing system, which will contain the in-built retaining wall system (ground floor and machinery store). This will including the walls, for both storeys up to roof truss plate level, first floor concrete floor, machinery store including the roof and the external concrete staircases. During these works the manufacturer of the system will become the Principal Contractor and will install the structure. It is expected to take approximately 1 week. Additional internal block work has been specified on the ground floor to provide additional waterproofing.

We are asking for quotations in the following ways: -

South West Community Builds – Tel: 07760 265199 or 07810 711832

is a trading name of Bearham Property Management Ltd Company No. 8973249

Either to act as a main contractor and manage the whole build or to quote for your individual trades where South West Community Builds will act as the main contractors.

Additional notes over and above the building regulations document: -

Plumbing - The existing hot water boiler will be used as it is approximately 3 years old. All new hot water systems will link into this. The heating in the new extension will be underfloor heating (wet system) within 75mm floor screed. All WC taps will be infra-red sensor taps. All showers will be of commercial grade with a push to operate button.

The preference for the urinals would be for a sensor system for both gents' WCs. As this will reduce the water usage of the building.

Groundworks – A trial test pit has been dug at the join of the extension and the new machinery store. On the pitch side hard ground was reached at approximately 3.5m. The land slopes back to the retaining wall. So it has been assumed that the 3.5m depth is the worst condition.

Once the concrete shell has been erected the backfill and sub-soil will be built-up on the retaining wall side to make it level with the first floor. This will be along the extension and the machinery store.

Note: The machinery store rear wall (car park side) has been designed to have a built-in retaining wall system, just like main extension. Therefore, the rear path will come up to the terrace, which means that there is no need to build a separate retaining wall. The radon sump outlet will either be moved, or it will continue up to ground level.

Electrical – It may be easier and more cost effective to install a new single-phase consumer unit for the extension. This can be installed in the first-floor storeroom. Emergency lighting and signage will be installed to the latest regulations (plan is for guidance only). All lighting will be LED downlighters designed to provide suitable consistent lighting across each area. These downlights will include emergency M3 as part of the lighting layout. The lighting scheme will NOT use surface mount NM3 fittings for emergency lighting requirement, but they will be integral to the downlighters. The fire system and security will be extended from the existing system. Most areas will be covered with occupancy sensors (see plan).

All WC taps will need a power supply for the infrared function. (switched fused spur). Along with a supply for the urinal sensor system. (switched fused spur, normally 3A)

Originally hand dryers were to be used, but in the current situation with COVID-19, there is a great deal of discussion about these. Currently please quote for the supply of these, but they may be removed from the contract, further to Government advice.

Additional outside lighting will be required for pathway lighting around the building and steps. The introduction of specialist LED lighting for the home changing rooms, the bar area and room terrace will be budget dependant and added in at a later date.

The exterior of the building will be cast as a modular concrete building so **NO** chasing of the walls will be allowed. All electrical wiring to be run within the stud work walls, except in the machinery store where all will be contained in surface mount galvanised conduit.

Flooring – All flooring to be Altro safety flooring or equivalent, throughout all changing rooms, corridors, and toilets; these rooms to be installed with Altro skirting (cove & cap). The community room and committee/training room will be either a wood effect Altro or a wood effect vinyl floor plank (LVT) system, these two rooms will use wood skirting. All flooring to be laid in accordance with the manufacturer's recommendations.

Finishes - All walls will be painted white with a topcoat of a durable finish (e.g. Dulux Trade Diamond Matt). All woodwork to receive at least 2 coats of water-based stain.

Doors & Windows - Doors to be FD30 fire rated, as shown on the plans, and fitted in accordance with the latest regulations. All door furniture to be of a commercial standard. All doors to be rated as per the door schedule and building regulation drawings.

All windows to be double glazed and to be a minimum of A rated. Safety glass as required.

Purchase of Materials

Purchasing materials can happen a couple of ways.

1. The club are lucky enough to be supported by local builders' merchants and the club will open accounts through these and purchase materials at discounted rates.
2. Trades are invited to quote supply and fit, as it might make the purchasing easier as you may be able to gain greater discounts from specialist suppliers.

Please be aware that due to the terms and condition of various grant funders, St Day YASA through South West Community Builds, must get all companies to submit quotations for all works above the value of £3000. All contractors are requested to submit a quotation for works showing the breakdown of labour and materials. In the interest of saving money for the project, some areas will have the materials purchased by the YASA or they have been donated for the project.

All contractors will be expected to carry out the works and comply with current health & safety practice. All contractors will operate within the designated areas and are to follow the requests of the site safety management. All sole traders, partnerships and companies will be expected to carry their own public liability insurance. The project will hold its own separate insurance for the duration of the build which will cover volunteer labour and the general site.

If you have any questions regarding your quotation, then please do not hesitate to contact myself either by telephone or email.

Thank you for your support with this project to develop an excellent community facility for St Day and the surrounding area.



Paul Bearham – Director

GDPR - We will keep your details in a secure password protected area and will not share your information with any third parties. You will be able to opt out of our dedicated emails for St Day YASA by sending us an email asking us to remove you from the mailing list.

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