

Appendix 3

M&E Essential Works Required for Orchard Street

Mechanical Works

- Removal of redundant heating system including pipework and fittings. The existing boilers have been removed by the previous tenant and the existing system is in a poor condition, with open ended and damaged pipework.
- Removal of redundant hot and cold-water services including pipework, fittings and sanitaryware. The existing pipework installation is of poor quality and drapes over doorways unsupported.
- Removal of the toilet and associated pipework including soil connection from the kitchen area.
- Installation of a new heating system comprising of a new heating boiler, new flow and return pipework, radiators, valves, controls, insulation, and plant room equipment. All heating services to be installed in accordance with CIBSE guide B1, Approved Documents L1A, L1B and Document J of the Building Regulations.
- Installation of a new hot water heater in accordance with the Water Supply (Water Fittings) Regulations 1999.
- Installation of new hot and cold-water services, including WRAS approved copper pipework to replace the existing push-fit plastic pipe. All domestic services to be installed in accordance with CIBSE guides, ACOP L8, Water Supply (Water Fittings) Regulations 1999, all appropriate Codes of Practice, Water Regulations and British Specifications where they apply.
- Under no circumstance shall push fit, Mapress type fittings be installed on heating or water systems. Copper pipework in accordance with BS EN 1057:2006 + A1: 2010, BS EN 1254-1: 1998 and BS EN 1254-2:1998. to table X or screwed/flanged iron pipework in accordance with BS EN 10255:2004, BS EN 10226-1:2004, BS EN 10226-2:2005, BS 2633:1987, BS2971:1991, BS 4677:1984 and BS EN 12732: 2013 + A1: 2014 is permissible.
- Installation of new sanitaryware to toilet areas. The internal sanitary plumbing installation is to be installed to comply with the recommendations of BS EN 12056-1: 2000, BS EN12056-2: 2000, BS EN 1329-1: 2014 + A1: 2018 and BS 4514: 2001. All drainage works shall comply with BS EN 12056: 2000 Parts 1 to 5
- Installation of new extract fans to W/C's, to terminate on an external wall.
- Installation of a new extract fan to the kitchen. It is recommended that a domestic style kitchen be installed with a cooker hood style extract to an external wall. If a commercial style kitchen is installed, extra costs would be incurred as a commercial extraction hood would be required.

- Extract fans shall be installed in accordance with CIBSE Guide B2 and be capable of giving the specified performance when tested in accordance with BS 848-9: 2007, ISO 13348: 2007
- Contractors undertaking mechanical installation works shall be members of approved trade and regulatory bodies relevant to the works, such as Gas Safe, BESA, OFTEC, HETAS, ACRIB and/or NAPIT
- **Building Works associated with Mechanical Services**
The following work shall be deemed to be Builders' Work, which shall be provided by the mechanical contractor:
 - a) Cutting away through walls, floors and ceilings for passage of conduits, pipework etc. and making good after.
 - b) Concrete plinths for items of plant.
 - c) Auxiliary timber noggins and the like for supporting heaters and pipework etc.
 - d) All underground pipe ducts, trenching etc.
 - f) Removal and replacement of other parts of the building fabric as may be necessary.

Electrical Works

- Full rewire as per BS7671 amendment 2, including fire protected fire suspension for all cables and replacement of all distribution boards.
- New Fire alarm throughout to L1 standard as BS5839
- New Emergency lights throughout as per BS5266-1
- Lighting throughout to meet the requirements for a public/commercial building as recommended by CIBSE/BS7671.

Other items to consider that aren't statutory:

Intruder alarm to BS8243

Intruder/fire alarm monitoring to BS8243 and BS5839

CCTV system to BS EN 62676 meeting the requirements of GDPR and ICO

Access control system to BS EN 60839

All works must be completed and have relevant certification