



Standard Classroom Range

Single Classroom 56m²

(Thermally Modified Timber External Cladding)

Pure Buildings Ref: 966.16

(Option: Standard electric heating)

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Pure Buildings is a division of Woodcraft Homes Ltd
www.purebuildings.com

BUILDING SCHEDULE

Below is a summary of items included within our standard classroom, which is fully compliant with the requirements of the Building Regulations.

BUILDING LAYOUT & DESIGN

1no. single storey standard classroom with store.

Building footprint is nominally 9.28m x 6.88m overall.

Total floor area of 59.4 square metres.

Ceiling height is nominally 2.4m throughout.

Floor loading is nominal 5kN throughout.

Thermal insulation properties are nominally:

- Wall: 0.25W/m²K
- Roof: 0.13W/m²K
- Floor: 0.18W/m²K

SUBSTRUCTURE

Foundations

Concrete trenchfill foundations excavated and constructed of C25 concrete. Foundation walling below dpc and in ground consisting of concrete blockwork, the walling that will be visible above ground when construction is completed with Class B semi-engineering or concrete bricks.

SUPERSTRUCTURE

The building is based upon our standard single storey timber frame construction, with pitched roof built in accordance with building regulations.

The building is provided with a suspended timber ground floor.

External Cladding

The external cladding consists of a sustainable sourced and thermally modified timber, which is allowed to fade naturally to a silver grey.

Roof

The pitched roof is formed by proprietary Pre-trussed rafters, with a choice of three concrete tile finishes as standard:

Redland Double Roman
Redland Grovebury
Redland Mini Stonewold

(N.B. tiles from standard colour range only)

Roof Drainage

The roof drainage will be a black deep flow UPVC rainwater system

Internal Wall and Internal Partitions

Internal wall finish Hydropanels, and the surface finished with Hydropanel finisher.

Partitions will be constructed using timber studs with acoustic insulation slab between, covered with Hydropanels both sides, and the surface finished with Hydropanel finisher.

- *Internal wall finish throughout: Magnolia*

Windows

6no. white UPVC double glazed 900mm x 1200mm Top hung fully opening, clear glazing.

External Doors

Entrance door, Aluminium 926mm x 2040mm, 2XG style door, glazed with toughened double glazed top panel

- *door leaf colour: white*
- *door frame colour: white*

- 1no. Euro-profile single cylinder
- 1no. Euro-profile narrow style hookbolt lock
- 2no. Escutcheon, silver coloured
- 1no. Face Plate, satin
- 1no. hold open concealed closer End load
- 1no. Pad handle. Silver coloured – pair

Fire exit door, Aluminium solid flush door 926mm x 2040mm

- *door leaf colour: white*
- *door frame colour: white*

- 1no. No hold open concealed closer End load
- 1no. Concealed Vertical Rod 42" Bar

Internal Store Room Door

Interior flush veneer door 826mm x 2040, Fire Rating FD30.

- *door leaf colour: koto veneer*
- *door frame colour: white*

- 1.5no. Ball Bearing Butt Hinge (pr)
- 1no. Briton Euro-profile mortice sashlock
- 1no. CISA 10 Pin high security cylinder & turn
- 1no. Return to door lever handle, Satin Stainless Steel
- 1no. Concealed fix rose for above handle
- 2no. Euro-profile escutcheon
- 1no. 'Fire door – keep locked' circular sign
- 1no. Acron kicking plate

INTERNAL FINISHES

Ceiling

Ceiling height 2.4m minimum throughout.

Ceiling finished with Marley-Eternit Hydropanel and the surface finished with Hydropanel finisher.

- *Ceiling colour: white*

Floor Coverings

- Classroom: Burmatex 4200 Sidewalk (colour: San Francisco Bay)
Heckmondwike Hippo – 1.8m² (Entrance doorway) (Colour: Slate)
Vinyl safety flooring – 2.8m² (sink area) (colour: Nordic Grey)
- Store Room: Vinyl safety flooring - 3m² (colour: Nordic Grey)

N.B. Vinyl areas have 6mm thick plywood sheeting forming a sub floor. Joints to carpet-vinyl area Gradus 'Clip-Top' concealed fix pvc edging strips.

Skirting

Bull-nose timber skirting 19mm x 100mm

- *Colour: white*

Fixtures & Fittings

Sink Area

Kitchen base units and worktop supplied and fitted from Howdens 'Greenwich Beech' range:-

- 1no. 1000mm h/l Base
- 1no. 500 4 Drawer Base
- 1no. 500 h/l Base
- 2no. 750m Continuous plinth
- 1no. Ebony 3m 616mm x 38mm worktop
- 1no. Ebony 1.4m worktop Edging Strip
- 1no. Carisma stainlesssteel single bowl sink
- 2no. Base décor end
- 6no. Nickel 160mm centres D handle
- 1no. Chrome high neck pillar tap (cold supply)

Sink to discharge via 75mm deep seal bottle trap to 40mm diameter waste pipe connected and sealed to discharge into back in-let gully, to discharge into new underground drainage system.

Glazed white wall tiling with edging strips at perimeter to sink splash-backs 300 mm high to full length of sink/worktop unit.

Shelving

Store Shelving to comprise:-

- 2no. 300 mm (W) x19 mm mdf board (6.4m)
- 4no. 956mm Spur type upright (white)
- 8no. 270mm Bracket (white)

- *Shelf Colour: white*

Pinboards

Fire rated (BS 476 Part 7 and BS5867 Part 2) blue coloured felt fabric pinboard framed in a light Oak finish hard wood frame.

- 3no. Woodframe pinboard 1200mm x 1200mm

SERVICES

Heating

3no wall mounted (guarded) 2kW electric panel convector heaters from the Dimplex PLX range.

Heating is activated by a Delay Timer/Thermostat PIR sensor. When activated by PIR occupancy detector, room temperature is boosted from background to comfort temperature for a pre-set period of time. Comfort temperature, background temperature and time delay selected on installation.

Comfort temperature range: 16°C to 25°C.

Setback temperature range: 5°C to 19°C.

Plumbing/Mechanical

1no. 1.5kW over-sink water heater

Lighting & Small Power

Fixed external lighting will be provided with lamp capacity that does not exceed 150W and switches off automatically with photo-cell and movement sensors.

Switches and socket outlets for lighting and other equipment in habitable rooms to be fitted at appropriate heights between 450mm and 1200mm above finished floor level.

Classroom:

- 5no. Prismastyle 1500mm twin fluorescent light
- 2no. GORDAZ Maintained Emergency Bulkhead light
- 5no. Double 13A switched sockets – general use
- 1no. 13A single socket ceiling mounted for projector unit
- 1no. 13A Double socket point for interactive white board
- 1no. Fused spur - water heater supply point
- 3no. Fused spur – electric panel heaters
- 1no. 5x5-way distribution board

Store Room:

- 1no. Elegance 28W Round Bulkhead light - PIR

Externally:

- 2no. SANTOS 28w 2D Round Bulkhead light – with emergency backup

Fire Detection

The building will be provided with a stand alone fire alarm, detection and warning system. All in compliance with BS 5839 Part 1:2002.

The fire detection system will comprise:-

- 1no. 1 zone Fire Alarm Panel
- 2no. Call Points
- 1no. Smoke Detector (Store Room)
- 1no. Sounder Base with Smoke Detector (Classroom)

Emergency Lighting

Emergency lighting luminaries will be provided all in compliance with BS 5266 Part 1:2005.

Fire Extinguishers

Portable fire extinguishers are to be provided and installed by the client, following an appropriate fire risk assessment undertaken by the client, and located in compliance with BS 5306 Part 3:1999 prior to occupation of the building.

EXTERNAL WORKS

Disabled Access

External ramp and landing access will be constructed level to the external door thresholds to permit level access. The standard assumes level stable ground with a floor height of 400mm. The design and additional costs associated with a site specific ramp or steps will be subject to a full site survey, and will be constructed at a fall of between 1:12 and 1:20 dependent upon final ground levels, in compliance with Approved Document M.

Both ramp and step system is of a modular steel construction. The assembly is supplied with GRP flooring to landing area and ramp flight, with perforated panel infills to all handrail voids.

All handrails are galvanised and powder coated green.

All flooring are galvanised prior to GRP flooring being set.

Exclusions/Assumptions

Unless stated otherwise within this schedule we have either made no allowance for, or you are asked to note the following items:

- Planning and building control applications, approvals or fees have not been included within our pricing schedule. Whilst we can obtain such approvals, any formal costs incurred are therefore chargeable as additions. As with most types of building it is usually necessary for these approvals to be obtained prior to the commencement of any building work.

Whilst either directly within our schedule or by the incorporation of suggested alternatives we have made every effort to comply with the relevant Building Regulations. Our schedule is designed to comply with approved documents within the building regulations and if applicable DDA requirements. Any specific additional requirements in terms of local building control compliance will be treated as a variation to the scheduled costs and may involve a review of these costs.

- Compliance with part 'E' of the building regulations – acoustic performance, is dependent upon ambient noise in the area of the proposed building and any anticipated noise levels within. Therefore a full sound survey on site may be necessary to enable full compliance. Both the cost of any survey and resultant possible modifications to the building will be subject to additional cost.
- We have deemed this building to be stand-alone, if this building is to be linked to another building i.e. to be classed as an extension, the building will be subject to additional costs.
- Preliminary fees have not been included within the schedule, and will be site specific. These include site management, accommodation/welfare, toilets, scaffolding, site perimeter temporary fencing, temporary supplies and waste management.
- We have not made included an allowance within our scheduled cost to conform to the 2007 CDM Regulations as a Principal Contractor.
- Pure Buildings have not undertaken a BREEAM assessment of the building.

- The foundation design, groundworks and their costs contained within this schedule is based on the assumption of adequate ground bearing capacity. Therefore a full site survey will be necessary to assess the prevailing ground conditions to enable the foundations to be in full compliance with building regulations. Both the cost of any survey and resultant possible modifications to the foundations will be subject to additional cost.
- We have not made an allowance for the construction of a foul or storm drainage system to serve the new building. These drainage systems will be dependent upon, and priced according to the conclusions drawn from the site survey to assess the capacity of the existing on-site systems, or for the need to construct new, to enable full compliance with building regulations.
- We have not included for any portable fire fighting equipment within this schedule.
- No allowance for lightning protection is included within the schedule. Requirement is ascertained by a site specific risk analysis. Both the cost of any survey and possible resultant installation of a protection system will be subject to additional cost.
- It is assumed within this schedule that the proposed building will be located at least 6m from any other building or boundary. Buildings or boundaries inside this distance are subject to notional boundary assessment as required by the Building Regulations and may have cost implications.
- All rates quoted are valid for 30 days from the date of quotation beyond which we reserve the right to amend or withdraw any offer.
- No allowance has been made for an intruder alarm system or access control.
- No allowance has been made for the survey and lodgement of an Energy Performance Certificate upon completion of the building.
- Any lead-times discussed are subject to placement of official order and fees.