

SECTION 1 – ELECTRICAL PARTICULAR SPECIFICATION



MANCHESTER
CITY COUNCIL

AMP/45356

MCC Electrical Particular Specification

Replacement Issues (Lighting and Building) from FRA

Date: June 2023



Manchester City Council
Capital Programmes Division
PO Box 532 Town Hall
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AMP/45356

PARTICULAR SPECIFICATION

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ADDRESS:

Victoria Baths
Hathersage Road
Manchester
M13 0FE
Tel:

SCOPE OF CONTRACT

Victoria Baths is a Grade II* listed building, opened to the public in 1906. The baths closed in 1993 and the building was left empty. A restoration project began in 2007. Victoria Baths is now open for guided tours, conferences, open days, wedding receptions, photoshoots and filming, food and drink festivals, arts and crafts exhibitions and performances. Victoria Baths is licenced to serve alcohol and host wedding ceremonies.

The building contains three separate swimming pool areas named as

1st Class Males – Empty pool (filled for 1week of the year)

2nd Class Males – Pool boarded over (includes drinks bar)

Females – Empty Pool (not filled, original stone steps into pool)

The contract covers the supply, delivery, erection, testing and commissioning of electrical works as described in this Specification and on the contract drawings. The works aim to reduce or remove items identified from a fire risk assessment and EICR testing reports.

The Electrical Contractor shall complete these works in accordance with the Standard specification for electrical engineering services (January 2018) attached, BS7671, BS5839 and any associated British or Harmonised European Standards therein.

ELECTRICITY SUPPLY

The existing electricity supply switchgear located in the basement electrical switch room has been upgraded recently and has rectified some of the EICR report findings.

The new lighting installation works will require a rewire and reconnection of the circuits to the local distribution boards.

BUILDERS WORK

The Electrical Contractor is to include in his tender price the cost of all associated builders works and that of any supporting trades which may be required in the execution of the works.

All plasterwork/wall finishes which is disturbed during this work (including holes left after stripping out) is to be made good, finished smooth and level with the existing plasterwork and general wall finishes.

The asbestos surveyors have carried out temporary repairs to the building fabric where access has been made to carry out asbestos surveys, the temporary patches are to be removed and the building fabric patch repaired and painted.

Likewise, where paintwork and general decorations are damaged, removed etc. shall be made good to match existing. The making good to decoration damage will be restricted to patch repairs only.

The contractor is to match the patch painting/decorating to the existing finishes, if this is not possible the contractor is to paint the entire wall affected by the decoration damage.

Any wall tiles damaged in the kitchen or left damaged following strip out are to be replaced with new white wall tiles to match the existing grouted with white waterproof tile grout.

The existing fire alarm control panel in the main entrance is surface mounted, once removed the contractor is to make good the wall and patch paint the area as required.

SITE COMPOUND

A site compound for the works is not required. Site storage area for materials to be agreed at prestart meeting.

The contractor is to keep the areas clean and provide there own cleaning and toilet products. Toilets within the building can be used

NOISE

Noise must be kept to a minimum during any night shifts, all drilling and noisy works are to be carried out before 9-00PM to minimise disturbance to neighbours.

ASBESTOS

The R and D asbestos survey is being carried out for asbestos containing materials. Report to be reviewed and issued when received.

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CLEANLINESS OF SITE

The building must be kept clean at all times, the contractor must keep working areas clear from dust and debris at all times to minimise the transfer of dust and debris into the areas being used.

All equipment and furniture within the working area must be protected against damage and dust, the contractor must have available sufficient **CLEAN** dust-sheets to protect all furniture and equipment in the working areas.

All areas must be cleaned prior to handing over to the school, this will not be just sweeping the areas, and the room must be in a suitable condition to be occupied by the school. The floors must be mopped/vacuumed out and all dust and debris cleaned from wall finishes and door-frames etc.

If any of the electrical installation is to be installed in a flush manor, to minimise the dust and building debris any chasing out shall be carried out with electrically powered chasing machines with vacuum dust collection/filtration attachments.

The contractor must not use the schools cleaning equipment but is to provide their own cleaning equipment and materials including industrial vacuum cleaners.

AS FIXED DRAWINGS

The Contractor shall include in his tender price for the preparation of “As Fitted” drawings.

At the commencement of the Contact, the Contractor will be provided with one complete set of drawings in addition to those issued for the execution of the works.

The “As Fitted” drawings shall be to a scale consistent with that used for the tender drawings and shall indicate:-

- exact locations of all electrical equipment and appliances installed. routes of main cable and
- trunking routes. circuit references, designations and arrangements. the size, type, route and
- date of laying of all underground cables. circuit loop arrangements of analogue/addressable fire
- alarm systems. distribution and final circuit diagrams of the installation. complete schematic, addresses/labels of all devices to be shown on drawings for all devices installed.
- “As Fitted” drawings shall conform in all respects to the complete installation to provide an
- accurate record of the installation and all distribution and control wiring diagrams shall indicate

The Contractor shall supply the following:-

Two copies of “As Fitted” drawing on disc (Latest Autocad dwg format).

Two Copies of black and white prints within the O & M Manual.

Operating and Maintenance Manuals

The Contractor shall supply TWO copies of the operating and maintenance manual (or series of manuals, if required by the extent of the installations).

The manual shall be loose leaf A4 sized, hard backed sub-divided for each section with a ready means of reference and detailed index. Each section shall be presented in a systematic form and the binder shall be no more than 70% capacity to facilitate ease of use.

The manual shall have the full project title mounted on the front cover and shall include the following:-

- a) Description of the installation, itemising the main items of plant.
- b) Manufacturer’s literature/operating instructions.
- c) Complete schematic line diagrams of the installation.
- d) Complete control panel wiring diagrams.
- e) Methods of adjustment, typical fault analysis routines of the various systems in the installation (i.e. Fire Alarm etc).
- f) Regular maintenance description of all items of plant.
- g) Full list of spares.
- h) Commissioning and completion certificates for the whole installation.
- i) As installed drawings.

In addition, two copies of the O & M Manual shall be supplied on disc.

The Contract shall be deemed incompleteness until the above have been supplied and approved.

Demonstrations

All systems must be fully demonstrated to the building end user.

This should be presented electronically on a disk for each project.

Consideration should be given to the contractor providing a DVD of the Hand-Over & Demonstrations.

SUPERVISION OF THE ELECTRICAL WORK

The Foreman Electrician shall not just be employed on site as an Electrician, he shall be employed to carry out the role of Foreman. He should be allowed sufficient time and be given sufficient facilities to organise and run the contract.

In addition to the Site Foreman Electrician, the Electrical Contractor shall include for an Engineer to supervise the work at site level. The Electrical Contractor's Foreman and Engineer will be responsible for resolving day to day practical problems and checking the quality of the work, the Electrical Contractor shall not rely on the Clerk of Works to do this.

The Electrical Contractor's Supervising Engineer should visit the site at least once a week and more if the contract warrants it.

CONTRACT PROGRAMME

The Electrical contractor shall agree a programme of works at the pre-contract meeting to the approval of the C.A. which meets the employer's completion dates and must be strictly adhered to.

The working hours will be as required to complete works to the agreed programme which will be agreed at the pre-start meeting, evening and weekend working will be included if required.

The contractor is to ensure that sufficient labour is available to complete the works in the available time, evenings, nights and weekends may be worked if required to ensure works are completed in accordance with the agreed programme of works.

The contractor will include in his cost for any overtime working as required to complete the works in line with the draft programme included in this section, the client will not issue instructions for additional cost of overtime works.

The contractor is also to include in his cost for any site supervision as required whenever the sub-contractors are on site, instructions for additional site supervision will not be issued by the contract administrator.

RELOCATION OF EQUIPMENT

Furniture and equipment will remain in the rooms whilst works are carried out, the contractor will re-locate equipment in rooms as required to carry out his works and protect any equipment in rooms from damage and dust/dirt as required, any damaged equipment will be replaced at the contractor's expense.

If it is necessary to move any equipment or furniture out of the rooms whilst the works are carried out the contractor must move the equipment/furniture out of the room and re-instate the equipment/furniture to its original locations once works are complete.

Any equipment/furniture taken out of rooms is to be securely stored.

MAINTENANCE OF SERVICES

Electricity supplies must be maintained to all areas at the start of each day. The heating, fridges, freezers, Fire alarm, data network, telephone system, Intruder alarms, door security are to be kept operational at all times.

Intruder and fire alarm systems are to be kept operational at all times, whilst being installed Intruder and Fire Cover must still be maintained by keeping the existing systems operational until new equipment is installed, commissioned and working.

If there are issues/faults which prevent the Intruder or fire alarm being kept in operational service the contractor is not to leave the site unattended and is to have a suitable management process in place to address the issues.

As a minimum a watchman will be on site at all times who will patrol the building.

The existing data cabinets and servers are to be kept operational at all times during the day.

All existing circuits are to remain in use until the new circuits are made live. Where existing circuits extend beyond the areas to be worked on the Contractor shall install temporary wiring to maintain these services.

EXISTING INSTALLATION

The Electrical Contractor shall disconnect, take down and remove from site the redundant parts of the existing installation.

Where such removal would cause unnecessary structural damage and disruption, then that part of the existing wiring shall be disconnected, cut back, made safe and made good afterwards.

SWITCHGEAR AND DISTRIBUTION

The existing switchgear and distribution boards are to remain and be reused.

Lighting Installation

The current lighting to the basement areas is poor with areas of no lighting or emergency lighting. The proposed lighting drawings indicate areas for new LED lighting.

Under pool areas to be controlled by integral pir devices, and corridor areas to have the existing switching positions modified.

New wiring to be installed with new containment where required. New containment under the pool areas to be ceiling mounted, no fixings to be installed to the pool walls.

EICR Remedials

The recent EICR highlighted a number of issues with the electrical installation. Some items from the EICR have been rectified. The items that require pricing for rectification as part of this contract are as follows.

- Basement corridor cables to have metal straps installed to secure cables and remove the risk of plastic ties failing under fire conditions.
- Basement office area to have mini-trunking and metal straps installed to the power cables running at high level around the walls.

FIRE ALARM

The fire alarm system is currently being upgraded under a separate contract to provide additional and correct coverage. No fire alarm works are planned for this contract.

Tender Breakdown

ITEM		DESCRIPTION	COST
1		General	£
2		Strip Out	£
3		Lighting Installation - Basement	£
4		New Containment	£
5		EICR Remedials	£
6		As Fitted Drawings	£
7		O&M Manuals	£
8		ID Risk – Unforeseen Electrical Connections	£5,000.00
9		ID Risk – Making Good	£5,000.00
		TOTAL	£