

5 - Poolside Units

Refer to drawings in Appendix A and Appendix G

The Contractor should take note that these units are a new type and that therefore there are no 'prototypes' constructed to the site.

These units are 2 bed, 2 bath semi-detached bungalows.

They may be viewed as "single story" Hillside units, having similar space standards, facilities, fixtures and fittings; one significant departure being the inclusion of open/vaulted ceilings as opposed to flat ceilings.

The elevational treatment; refer to Appendix A: 'Ocean's Edge – Revised Planning Submission – July 2009') and Appendix G Poolside Drawings

The units are to follow the aesthetic set for the development as a whole as set by the existing units completed in Phases I & II

Poolside Cottages shall be designed to be accessible by disabled persons, in particular the Contractor shall take notice of

- Ramped approaches to door openings
- Widths of doors
- Threshold heights
- Positions of light switches
- Position of socket outlets

There is no specific requirement to install disabled person's kitchen units, sanitary fittings, disabled persons taps and the like; the intention being to provide units which could be readily adapted for a disabled person without the need for structural alterations.

The units are to be designed to provide for a sixty year design life for the structure.

Ferrous fibre shall not be used in any of the structural elements of the buildings except where it is to be encased in well bonded cementitious screed or render of a minimum of 37mm thickness.

The use of small timber section externally is to be avoided

Generally

- Comply with the regulatory requirements of the government of the the Federation of St. Christopher & Nevis
- Comply with the with the International Building Code 2009
- Comply with the requirement of the utilities providers in St. Kitts as they relate to the works

- Comply with the design intent indicated in the planning submission document October 2009
- Comply generally with the design intent indicated in the original Cable Bay bid documents 2006 as they apply to the general 'look and feel' and design values of Hillside units

POOLSIDE COTTAGE WORKS

1. Substructure

1.1. Foundations

- The foundations shall be designed to provide for a minimum design life of 60 years.
- The form of the foundations shall be at the discretion of the contractor subject to the approval of the regulatory authorities of the government of St. Kitts.
- To earthquake resistant code CUBiC
- Means to control termite infestation of the substructures shall be provided; this requirement shall apply with particular stringency where foundations are not seated directly on to rock
- A warrantee from the termite control specialist guaranteeing the termite control measures for a period of not less than 10 (ten) years shall be provided

1.2. Basement excavation

- There is no formal requirement to provide basements; any undercroft space is to be plain finish natural concrete, masonry etc depending on the form of construction chosen by the Contractor
- Any undercroft spaces visible to pedestrians within the development are to be of tidy appearance and painted to match the colour of the remainder of the building

1.3. Basement retaining walls

- Basement/undercroft retaining walls are only to be waterproofed to the extent that this is necessary to control the flow of water across and around the site
- Basement/undercroft walls are to be provided with suitable damp proof courses and membranes to prevent the ingress of moisture into the habitable and utility spaces of the units

1.4. Ground floor construction

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- Ground floor structures are to be of concrete construction
- Ground bearing or suspended floors maybe used at the Contractor's discretion
- Ground floors are to be provided with a damp proof membrane/course
- Suspended ground floors shall be provided with means to control of growth of vegetable material and ingress by vermin; this shall apply with particular stringency to enclosed undercroft spaces not normally accessible to maintenance operative

2. Superstructure

2.1. Frame

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- The Contractor may at his discretion use a framed form of construction
- The site is adjacent to the sea and is subject to an exceptionally aggressive salt environment; structural steel framing shall not be employed unless that structural steel framing is wholly encased in concrete with a minimum thickness of 50mm

2.2. Upper floors (NOT APPLICABLE)

2.3. Roof

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- The building types include both pitched and flat roofs
- Flat roofs shall be of concrete construction
- Pitched roofs shall not incorporate steel structural members unless those members are provided with a maintenance free corrosion proof coating
- All metalwork used in timber roof structures is to be stainless steel or otherwise have a demonstrated life compatible with the requirements generally in respect of corrosion
- Nails, screws, bolts and like fixings are to be stainless steel or coated/protected to be suitable for use in a marine environment
- Roofs shall be provided with thermal insulation to minimize solar gain
- Roofs coverings shall be artificial roof shingles; EcoShake or similar

2.4. Stairs (NOT APPLICABLE)

2.5. External walls

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- External walls may be of any constructions at the discretion of the Contractor
- Walls shall be designed to meet the minimum standards of CUBiC and to Miami/Dade building standards
- Walls shall be designed to meet the standards of CUBiC in respect of earthquake protection
- Wall finishes externally are to be cementitious for direct decoration and to provide a durable weather resistant finish
- Wall finishes are generally to provide an appearance to match that of the existing construction in Phases I & II
- So as to aid future maintenance, materials used shall be compatible with those used in Phases I & II
- Laths and like metalwork used in connection with external renders are to be stainless steel manufactured for use in marine environments – galvanized metal laths shall not be used

2.6. Windows and external doors

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- External doors and windows shall be of durable construction with an anticipated design life of 30 years
- External doors and windows shall be to the minimum ASTM standard for hurricane resistance
- External doors and windows which do not have independent certification of ASTM compliance shall be tested to the ASTM standard by a laboratory/testing agency approved by the Employer
- External doors and windows that have been tested to a recognized testing standard from Canada, the UK or an EU member state which is the equivalent to ASTM will also be approved if the Contractor provides evidence of compliance with that alternative standard and evidence that that alternative standard meet or exceeds in all respects that required under the ASTM standard
- All metalwork, fittings and fixings used in the construction of external doors and windows are to be stainless steel and or otherwise coated/protected for use in a marine environment

2.7. Internal walls and partitions

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- Internal partition systems are at the discretion of the Contractor
- Internal partition systems that incorporate ferrous metal components are to be avoided or provided with secondary maintenance free protective measures to prevent leaching and staining by products of corrosion.

2.8. Internal doors

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- All metalwork, fittings and fixings used in the construction of internal doors and windows are to be coated/protected for use in a marine environment

3. Internal finishes

3.1. Wall finishes

- Wall finishes externally are to be cementitious for direct decoration and to provide a durable weather resistant finish
- Wall finishes are generally to provide an appearance to match that of the existing construction in Phases I & II
- So as to aid future maintenance, materials used shall be compatible with those used in Phases I & II
- Laths and like metalwork used in connection with external renders are to be stainless steel manufactured for use in marine environments – galvanized metal laths shall not be used

- Walls are to have a smooth finish of a standard equal to or better than that provided in a sample to be approved by the EA
- Wall tiles and finishes are to match generally the quality of those in the example Hillside unit (HS15/A) the Contractor's Proposals may make recommendations as to the tiling arrangements

3.2. Floor finishes

- Floors are to be as noted on drawings and or to the recommendations detailed in the accepted Contractor's Proposals
- Floors are to be ceramic, stone and pebble tiling well bedded and grouted with cementitious material
- Timber floors noted on drawings to the manufacturer's recommendations

3.3. Ceiling finishes

- Comply with Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- Generally gypsum wallboard with an integral vapour barrier

4. Fittings, furnishings and equipment

4.1. General fittings, furnishings and equipment

- Kitchen fittings shall be to a equivalent quantity and quality to those installed in the Hillside units installed in the existing Phase I & II Hillside units
- The same or greater volume of kitchen unit fittings in terms of base units, wall units, shelving etc shall be provided that
- Kitchen units shall be as used in Phases I & II generally or of a similar standard and as detailed in the Contractor's Proposals incorporated into the formal contract – bidders are advised to ensure that proposals to alter the manufacturer/supplier of the kitchens or to use alternate materials are bought forward in the first half of the tender period in order to ensure approval or rejection of this critical element of the works
- Bathroom vanity units shall be as used in Phases I & II generally or of a similar standard as detailed in the Contractor's Proposals incorporated into the formal contract – bidders are advised to ensure that proposals to alter the manufacturer of the vanity units or to use alternate materials are bought forward in the first half of the tender period in order to ensure approval or rejection of this critical element of the works
- Shelving and fittings to closets shall be of a quantity, standard and quality equal to or exceeding that installed in Phases I & II generally

4.2. Special fittings, furnishings and equipment

- Where indicated on the drawings each unit is to be provided with an external plunge pool/spa
- Commercially available self-contained/packaged pools/spas may be used but must be suitably isolated to prevent the transmission of

- vibration to other units
- Each plunge pool/spa is to be fitted with spa jets with variable speed control accessible by the user while in the pool
- Each plunge pool/spa is to be fitted with a thermostatically controlled heater accessible by the user while in the pool

4.3. Internal planting (NOT APPLICABLE)

4.4. Bird and vermin control

- Enclose roof spaces to prevent the ingress of birds and vermin
- Enclose undercroft spaces to suspended ground floors not accessible to maintenance operatives to prevent the ingress of birds and vermin

5. Services

5.1. Sanitary appliances

- Sanitary appliances shall be from a suited range from a single manufacturer
- Sanitary appliances shall be fitted with accessories manufactured by the sanitary appliance manufacturer or specifically recommended by the sanitary appliance manufacturer
- Sanitary appliances shall be of a quality similar to those in the Phase I & II units or of a standard as detailed in the Contractor's Proposals incorporated into the formal contract – bidders are advised to ensure that proposals to alter the manufacturer of the sanitary appliances are bought forward in the first half of the tender period in order to ensure approval or rejection of this critical element of the works

5.2. Services equipment

- In order to enable adequate maintenance, services equipment shall be from a manufacturer who supplies generally to the Eastern Caribbean

5.3. Disposal installations

- Disposal pipelines within the building shall be plastics
- All waste and disposal pipelines with the exception of those within kitchen units, vanity units and in laundry or utility rooms shall be concealed from sight of the building users
- All penetrations of internal partitions, external walls and ceilings shall be fire stopped in accordance with the requirements of Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- Foul water disposal installations shall connect to the development's drainage infrastructure which is in turn to be connected to the Marriott hotel and resort complex's waste treatment plant
- Rainwater disposal shall be arranged to drain into the water storage pond (see Volume 6 – External Works, Point 8.9) or via soakaways which shall be placed a minimum of 13m from any structures
- Soakaways shall be constructed in a manner to ensure that the stormwater routed to them naturally percolates into the ground without erosion of the soils and prolonged ponding of water at the surface

- 5.4. Water installations
 - Disposal pipelines within the building shall be plastics
 - All waste and disposal pipelines with the exception of those within kitchen units, vanity units and in laundry or utility rooms shall be concealed from sight of the building users
 - All penetrations of internal partitions, external walls and ceilings shall be fire stopped in accordance with the requirements of Chapter 7 – Fire & Smoke Protection of the International Building Code 2009
- 5.5. Heat source
 - The units spaces are unheated
 - Hot water is to be provided by solar water heating systems with secondary electrical heating
 - Plunge pools are to be provided with electrical heating
- 5.6. Space heating and air conditioning
 - The units are not to have space heating
 - Air-conditioning is to be provided by a separate central air conditioning plant for each individual unit
 - External condenser units are to be sited on the flat roofs to the rear of the units
 - External condenser units are to be provided with screening to minimize their visual impact
- 5.7. Ventilation systems
 - The units have internal bathrooms and ventilation/extract systems are to be provided
- 5.8. Electrical installations
 - The lights, socket outlets, TV points, telephone points, ganging of light switches shall be designed and constructed to comply with Chapter 27 – Electrical of the International Building Code 2009, Section 2701, the NFPA Electrical Code 2008 and the requirements of the SKED
 - The minimum required socket outlets, light positions, TV points, telephone points, light switch and ganging arrangement shall be provided to a provision standard equal to that of existing Hillside units
 - All socket outlets, switches, TV points, telephone points are to be from a single manufacturer's range in white plastic
 - Fuse boxes/breaker panels are to be located in a readily accessible point broadly at eyelevel and be provided with an annotated diagram identifying each breaker
 - Each breaker shall be of the resettable electronic type; sacrificial breakers/fuses shall not be used
 - Each unit is to be provided with a residual current circuit breaker
- 5.9. Gas and other fuel installations
 - Combustible gasses and fuel oils are not to be used in any part of the installations

- 5.10. Lift and conveyor installations (NOT APPLICABLE)
- 5.11. Fire and lightning protection
 - Provide mains powered smoke detector alarms
- 5.12. Communication, security and control systems
 - Telephone installation as Phase I & II Hillsides in terms of provision, location etc
 - TV installation as Phase I & II Hillsides in terms of provision, location etc
- 5.13. Specialist installations
 - Plunge pools with heated water jets as noted above
- 5.14. Builders' work in connection with services
 - Generally to provide a sound installation of tidy appearance
- 5.15. Testing and commissioning of services
 - The Contractor shall provide to the Employer test certificates for all services installations
 - The Contractor shall provide to the SKED all documentation required to enable approval of the installations
 - The Contractor shall water test all disposal pipe lines and water supply pipe lines, the Employer shall be informed three working days before the commencement of each test and be afforded an opportunity to witness the test
6. Complete buildings and building units (NOT APPLICABLE)
7. Work to existing buildings (NOT APPLICABLE)
8. External works *See ER Part 6 – External Works*
9. Facilitating works
 - 9.1. Toxic hazardous material removal
 - There is no known toxic material within the site
 - The Contractor may incorporate this assumption within the costs for the project
 - 9.2. Major demolition works (NOT APPLICABLE)
 - 9.3. Specialist groundworks
 - As required by the Contractor's designs and to satisfy the requirements of the regulatory authorities of the Federation of St. Christopher & Nevis and to demonstrate the compliance with the requirements generally

- 9.4. Temporary diversion works
 - As required by the Contractor's proposed working methods
 - Do not leave services disconnected for more than four hours
 - Notify all owners and tenants in writing a minimum of 48 hours before hand ensure any services within existing buildings are properly restarted on reconnection of services
- 9.5. Extraordinary site investigation works
 - As required by the Contractor's designs and to satisfy the requirements of the regulatory authorities of the Federation of St. Christopher & Nevis and to demonstrate the compliance with the requirements generally

10. Main contractor's preliminaries

- 10.1. Employer's requirements
 - See preliminary clauses
- 10.2. Main contractor's cost items
 - See preliminary clauses

11. Main contractor's overheads and profit

- 11.1. Main contractor's overheads
 - The Contractor is to state within the Contract Sum Analysis the rate or, where different rates apply to different elements of the works, rates of overhead for discrete elements of the works
 - The Contractor shall state whether the overhead rate stated is/are considered to be fixed or adjustable and the basis on which that adjustment is to be made; where this is not stated it will be at the sole discretion of the Employer to determine
- 11.2. Main contractor's profit
 - The Contractor is to state within the Contract Sum Analysis the rate(s) or, where different rates apply to different elements of the works, rates of profit for discrete elements of the works
 - The Contractor shall state whether the profit rate(s) stated is/are considered to be fixed or adjustable and the basis on which that adjustment is to be made; where this is not stated it will be at the sole discretion of the Employer to determine

PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT

12. Project/design team fees

- 12.1. Consultants' fees
 - The Contractor is to allow within his price for the works the cost of the novated consultants' fees and expenses, the Contractor is to make any allowance that he deems necessary for the expansion or contraction of

- the services described within the consultant's fee proposal.
 - The Contractor is advised to take particular notice of the terms of the novation agreement and the principle whereby the Employer relinquishes all control over the novated consultants and liability for their actions, which liability passes to the contractor
- 12.2. Main contractor's pre-construction fees
- The Contractor shall make due allowance for the recovery of costs of preparing the bid within the contract allowances generally
 - The cost of preparing the bid shall necessarily include for the cost of any additional professional advice/consultants necessarily engaged to aid in the preparation of the bid
 - The Contractor shall take note that the Employer does not undertake to accept the lowest or any bid; the Employer does not undertake to pay the cost to the any bidder of preparing their bid whether successful or not
- 12.3. Main contractor's design fees
- The Contractor shall make due allowance for the input of all necessary designers necessary to supplement the input of the novated consultants and for any additional services which the Contractor shall require the novated Consultants to provide
13. Other project costs
- The Contractor shall make due allowance and shall be deemed to have made due allowance for all other project costs required to meet the Employer's Requirements
14. Risks
- 14.1. Design development risks
- The Contractor shall make due allowance for the risks in the development of his design solution to satisfy the Employer's Requirements and the design review process
- 14.2. Construction risks
- The Contractor shall make due allowance for all risks in the construction process