

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,

Clitheroe, Lancashire, BB7 9ED

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SPECIFICATION OF WORKS
TO FORM A VILLAGE HALL
AT 22 AND 23-25 OLD ROW,
BARROW,
CLITHEROE

FOR BARROW PARISH COUNCIL

Job No: - 166

Date: - 21st June 2024

Revision: - 1.00

PRELIMINARIES AND GENERAL CONDITIONS

A. THE PROJECT

Proposed refurbishment and re-modelling to form a village hall and first floor work spaces.

B. EMPLOYER

Barrow Parish Council
14 Longridge Road
Chipping
Preston
Lancs
PR3 2QD
[Tel:- 07855 183444](tel:07855183444) (Mike Hill; Parish Clerk)
Email:- clerk@barrowparishcouncil.org.uk

C. SURVEYOR

Louise Read
Read Design Ltd
Unit 1 Victoria Mill
Watt Street
Sabden
BB7 9ED
[Tel:- 07745 554180](tel:07745554180)
Email:- readdesign@hotmail.com

D. CONTRACT ADMINISTRATOR

TBC

E. QUANTITY SURVEYOR

N/A

F. STRUCTURAL ENGINEER

Adrian Fitch
CFA Fitch Ltd
[Tel:- 07775 590139](tel:07775590139)
Email:- adrian@cfafitch.co.uk

G. TENDER DOCUMENTS

166 – 01 REV C Existing and Proposed Site Plans
166 – 02 REV A Existing Plans and Elevations
166 – 04 Working Drawing
166 – 05 Electrical Layout
166 – 06 Proposed Elevations
Structural Engineers Sketch Ref AF710 Ground Floor Alterations Showing Structure Over
Pre – Construction Information (including Utilities Information)
AAC Asbestos Demolition Survey

H. SITE LOCATION

22 and 23-25 Old Row
Barrow
Clitheroe
Lancs
BB7 9AZ

I. SITE VISIT

The Contractor is deemed to have visited site before tender return and ascertained all local conditions and restrictions likely to affect the execution of the works. No claim will be considered due to failure to do so.

Please contact Mr David Birtwistle to arrange a convenient time to visit site on 07770 95552.

THE TENDER

- A. GENERAL:** These conditions are supplementary to those stated in the invitation to tender letter and on the Form of Tender.
- B. QUANTITY AND QUALITY OF WORK:** Tenders must include for all works as described in the tender drawings and detailed in the specification or is apparent or that can be reasonably inferred to for the complete and proper execution of the works. The contractor is to notify the Surveyor during the tender period of any variance between the tender drawings and as detailed within the tender specification.
- C. ALTERATIONS/ QUALIFICATIONS:** No alterations are to be made to the tender documents without the written consent of the Surveyor.
- D. PRICED SPECIFICATION:** The contractor must allow for providing within 3 days of request, a fully priced specification with a schedule of proposed contractors.
- E. UN-PRICED ITEMS:** Costs relating to items in the priced specification, which are not priced will be deemed to have been included elsewhere within the document.
- F. ERRORS:** Where errors in pricing become evident following submission of the priced specification the contractor will be given the opportunity to withdraw or it will be dealt with in accordance with the code of procedure, a single selective tendering 1996.
- G. VALUE ADDED TAX:** Value added tax should be excluded from the tender sum. Value added tax will be paid by the client as incurred in accordance with the contract.

CONTRACTORS SITE BOUNDARY AND CONSIDERATIONS

SITE BOUNDARIES

The Principle Contractor's site boundaries are highlighted in red on the plan below:



Not to scale.

The contractor will also be permitted to park in the car park to the rear of the site the Parish Council lease from Ribble Valley Borough Council.

THE CONTRACT

The building contract will be the JCT Minor Works Building Contract 2024.

TENDER SPECIFICATION

No elements of the work should be sublet without the written permission of the Surveyor.

Where works are referred to as being in accordance with the manufacturer's instructions it will be deemed that the contractor is fully conversant with the product and its characteristics. This includes all fixing and laying requirements and shall have allowed for full conformity with the same within the tender.

OTHER APPROVED

Where items are referred to as "or other approved" this means that products of a different manufacturer may be substituted if prior approval has been obtained in writing from the Surveyor. The Surveyor reserves the right to insist on the named products being used.

MANAGEMENT OF THE WORKS

The contractor must provide a programme of work fully detailing the extent of works within the contract period. The programme must be submitted to the Surveyor prior to the pre-contract site meeting when it will be open for discussion, amendment and ultimate agreement. The programme must be revised prior to each site meeting indicating actual progress against agreed programme and issued to the whole design team.

SAFETY/ SECURITY PROTECTION

The contractor shall undertake all works he deems necessary to fully protect the works from the weather or unauthorized access during the course of the contract. This must include for protective, waterproof covers to enable the contractor to proceed regularly and diligently with the work in poor weather conditions and maintain site/ building security, No claims will be considered for additional cost for providing the protection required, or loss and expense or extensions of time resulting from insufficient security, safety or protection works.

The contractor is to allow for carrying out a full CAT scan of all areas prior to excavating and for hand excavating to determine the position of all known and any unknown live services that maybe underground. All known and detected existing services are to be left in position, or, if required to enable the works to proceed, carefully redirected, marked, maintained and adequately protected during the contract period. All services within the site area are to be fully recorded by the contractor and details handed to the client for future reference.

SPECIFIC LIMITATIONS/ METHODS/ SEQUENCE/ TIMING/ USE OF SITE

The contractor is to specify the earliest commencement date which will be discussed and agreed with the client.

The existing hardcore ramp down into the cottage's garden will have been removed from site prior to the Principle Contractor commencing work onsite. Consequently one of the first jobs the Principle Contractor will need to complete is the demolition of the flat roof section of outbuildings to the rear of the kitchen, to enable access though into the garden of the cottage.

FACILITIES/ TEMPORARY WORKS/ SERVICES

The contractor shall provide his own telephone/ mobile facilities as required.

The contractor must provide his own portable toilet and hot/ cold water with washing facilities.

The contractor must not store or leave any machinery and tools on site unless they are securely locked up outside site working hours. The site must be kept clean and tidy at all times.

Electricity and water use for the building works – provided on site.

O AND M ON COMPLETE BUILDING

The contractor is responsible for obtaining and supplying the client with all maintenance manuals and servicing requirements as required post contract including those from any sub-contractors instructed to carry out specific work.

CONTRACTORS MANAGEMENT AND STAFF

The contractor must have a designated competent site foreman on site at all times that must be fully conversant with the project and capable of receiving and seeing through instructions. The contractor shall arrange to be represented at all site meetings including arranging for the attendance of all sub-contractors when appropriate or requested by the Surveyor/ client.

GENERAL DISPOSAL OF UNWANTED RUBBISH/ MATERIALS

The contractor shall ensure that all unwanted materials and debris stripped out during the course of the works is regularly taken away to ensure that the site is kept clean and tidy.

CLEANING

The contractor is to ensure that at the end of each working day the site is cleared of all rubbish and that all materials, tools, and plant are left in a tidy, safe and secure state.

The contractor is to include for employing a company of professional cleaning contractors who on completing of the works will clean the whole of the works internally and externally removing all temporary markings, coverings and protective wrappings, unless otherwise stated.

DRYING OUT THE WORK

The contractor shall allow for drying out the works by an approved method as required to progress the works and pay all associated costs of plant and fuel supplies.

WORKS AT COMPLETION

The contractor shall prior to final inspection touch up all minor. The contractor must adjust, ease and lubricate all moving parts of the construction works to remain sure, easy and efficient operation including doors, windows, ironmongery, appliances and controls etc. The whole of the drainage system shall be thoroughly flushed through and cleaned to leave clear and free flowing on completion.

MECHANICAL PLANT

The contractor shall provide all necessary plant, tools and supplies necessary to carry out the works.

TEMPORARY WORK

The contractor shall provide all temporary works including scaffolding, fencing, hard standing and hoardings all as required to carry out the works and clear away on completion with all associated making good as required.

SPECIFICATION OF WORKS

Notes: -

a. Prices are to include: -

Providing all materials unless detailed "supplied by client", all tools, equipment, scaffolding, etc as required to complete the works in full.

Providing all site fencing, protective barriers, hoardings, lighting, signage etc as required to comply in full with current Health and Safety regulations.

Providing all site welfare facilities.

Obtaining any necessary permits/ approvals in connection with siting of skips, erecting of scaffolding etc.

Stripping out redundant fixtures and fittings, sanitaryware, service pipes and cables etc, removing doors, sections of walls, general excavations as required, back filling to excavations, reinstating any existing surfaces and finishes, removing surplus materials/ fittings from site, carefully removing and storing on site any fittings as requested by the client and for carrying out all general works to enable the works to be fully completed.

b. All materials, elements and finishes are to be fixed in strict accordance with manufactures instructions, to current British Standard Specifications and Building Regulation requirements.

c. All door/ window/ opening heights are to be agreed on site with the client/ surveyor on commencement of the works.

d. All pipe runs/ service duct positions are to be agreed on site with the client/ surveyor.

BUILDING SAFETY ACT 2022

Read Design Ltd will undertake the role of Principle Designer as per the BRAE Regulations up until building regulations approval, after this date the Principle Designer role will then be carried out by the Client or Principle Contractor. Read Design Ltd's appointment does not involve any site visits or site supervision, as such any design amendments/ changes made after the building regulations approval cannot be monitored to ensure that they comply with all the relevant requirements.

LIVE SERVICES ONSITE

The Principle Contractor will be responsible for carrying out the following: -

- i. Obtaining all necessary under/ above ground service information from statutory authorities and client to ascertain the existence of any live services, prior to works commencing onsite.
- ii. CAT scanning all areas as required and for hand excavating as needed to safely determine the location of any existing underground services prior to starting any work on site in that area.
- iii. Carefully re-direct/ protect any existing underground services during the works, the presence and position of any services are to be clearly marked during the course of the works.
- iv. If any unknown live services are found, the client and surveyor are to be promptly informed.

ASBESTOS NOTE

- The Client will be responsible for commissioning a specialist asbestos survey report of the site prior to signing of the building contract, if there is any reason to suspect the existence of any asbestos. The report will be made available to the Principle Contractor for consideration prior to agreement of the building contract.
- In the event of finding any unexpected materials that may contain asbestos the Principle Contractor is to promptly inform the surveyor and client and await further instruction.

SECTION 1.0

Demolitions and Alterations

Ref No	Description	Cost £
1.1	<p>CLIENT WORKS</p> <p>Prior to the Principle Contractor commencing onsite the client will have arranged for all greenery to be cleared from the site in the cottage's garden (excluding the tree at the top of the garden). The hardcore ramp down at the top of the cottage's garden will also have been removed from site.</p> <p>The client will also have arranged for the removal and disposal of the satellite dishes, external lights and aircon unit above the toilets.</p> <p>Existing security shutters to all window and door openings to be removed by the client prior to the principle contractor commencing onsite.</p>	
1.2	<p>Flat Roofed Store</p> <p>Flat roofed Store building adjacent to the Kitchen Store with external door and window, section of building/ outbuilding with flat roof to be carefully demolished (extent shown on proposed plans). Existing floor slab to be grubbed up in preparation of area being turned into community garden/ outdoor space and all debris removed from site.</p> <p>Where the demolished building adjoined the adjacent kitchen store, the existing unrendered wall is to be rendered.</p> <p>Existing plaster wall finish to be knocked off to exposed surface which is sound, clean and free from loose material, suitable to receive new render finish.</p> <p>Wall to be finished with 2 no coat sand and cement render, ready for paint finish as set out later in the specification.</p>	
1.3	<p>Existing Kitchen</p> <p>Existing Kitchen including appliances, work benches, stainless steel wall finishes, extract hoods/ canopies and externally mounted extraction tower etc are to be stripped out and disposed of offsite. All services are to be capped off in preparation for re-routing to suit new Food Prep area. Hole where externally mounted extraction tower was located to be built up in blockwork (internally and externally) and rendered externally, ready for new paint finish.</p>	
1.4	<p>Existing Doorway to rear of New Lift Shaft</p> <p>Existing timber lining to be removed and opening to be built up in 100mm concrete blockwork off wall/ floor below. Wall to be drylined with 12.5mm plasterboard with skim finish to Lobby side. Make good adjacent wall and ceiling finishes on completion.</p>	
1.5	<p>Central Window to Proposed Village Hall Room</p> <p>Existing window frame to be taken out and removed from site. Section of wall below window cill to be broken out to form tall window opening as shown on the proposed elevations, all debris to be disposed of offsite. Contractor to make good all disturbed surfaces on completion.</p>	

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| 1.6 | <p>Walls to Accessible WC</p> <p>Existing <i>assumed</i> timber stud partition to be broken out and all debris removed from site. New stud wall to be erected to form 1.5m wide WC, walls to be constructed from 95 x 45mm timber studs, 1 no layer 25mm Isowool APR 1200 in between cut to tight fit, 12.5mm plasterboard screw fixed over with skim finish.</p> <p>All other walls within proposed Accessible WC to have existing wallpaper stripped, walls to be prepped and all walls over skimmed.</p> | Cost £ |
| 1.7 | <p>Door Opening into Accessible WC</p> <p>Existing wall to be broken out and 100 x 150mm pc concrete lintels installed over opening as required (approx. 5 lintels) to carry wall above. Opening to be built up as shown 1.2m wide complete with nib to leading edge of door. Door opening width to accommodate a 926mm w x 2040mm h door plus casing. Make good adjacent wall and ceiling finishes on completion.</p> | |
| 1.8 | <p>Existing Doorway between Proposed Accessible WC and Store</p> <p>Existing door and door casing to be removed and opening to be built up in 95 x 45mm timber studs, 1 no layer 25mm Isowool APR 1200 in between cut to tight fit, 12.5mm plasterboard to both sides screw fixed over with skim finish. All debris to be removed from site.</p> <p>All other walls within proposed Store to have existing wallpaper stripped, walls to be prepped and all walls over skimmed.</p> | |
| 1.9 | <p>Existing Wall to Prep Area within proposed Access Stairwell</p> <p>Existing assumed non-loadbearing wall (<i>to be confirmed by structural engineer</i>) to be broken out and all debris including door and casing to be removed from site. Make good adjacent wall finishes on completion.</p> | |
| 1.10 | <p>Existing Floor above Access Stairwell</p> <p>Existing timber floor structure, floor boards and plaster lining to the underside to be stripped out and all debris removed from site in preparation of installation of new floor above. Allow for removal of cupboard in existing Room 1 and disposal of all debris off site.</p> | |
| 1.11 | <p>Existing Walls to Unisex WC's</p> <p>Existing internal walls forming Ladies and Gents toilets to be broken out and all debris removed from site. The wall between the Ladies and the Gents (which is supporting the concrete roof above) is to be propped as required prior to installation of structural support over.</p> <p>178 x 102 UB built in packed tight to the underside of the concrete roof, over concrete padstones to support roof above, <i>all in accordance with structural engineers details.</i></p> <p>Wall between Corridor and the existing Gents is to remain, but the existing door is to be made wider and door and casing removed to increase the corridor width serving the Unisex WC's.</p> <p>All existing wall and ceiling finishes to be stripped out (tiles, plaster, battens, plasterboards etc) within single storey toilet block, all debris to be disposed of offsite.</p> | |

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| 1.12 | <p>Bathroom</p> <p>Existing Bathroom including sanitaryware and tiles (to wall and floor) are to be stripped out and disposed of offsite. All services are to be capped off in preparation for re-routing to suit new Brew Area.</p> | Cost £ |
| 1.13 | <p>Existing Staircase</p> <p>The existing staircase to the first floor is to remain. At first floor the existing handrail, balustrade and any base rails are to be stripped out and disposed of offsite. Timber bearer to be rawl bolted to the wall between existing Room 1/ Landing to enable the new floor joists to span between, it is assumed an existing trimmer is present above the bar to support the other end of the floor joists.</p> <p>22mm flooring grade moisture resistant chipboard laid over 195mm x 38mm C16 timber joists at 400mm centers, spanning between timber bearer and trimmer. Floor to have 100mm Rockwool RW3 sound reducing slabs between floor joists. Joists to be lined to the underside with 2 no layers 12.5mm Gyproc FireLine, all joints to be staggered, boards to be taped and filled or finished with skim finish to provide 60mins fire resistance.</p> | |
| 1.14 | <p>Prep Area</p> <p>All redundant pipework, fixtures and fittings to be stripped out and any live services to be capped off. Existing tile finishes to be removed from walls and all debris to be disposed of offsite.</p> | |
| 1.15 | <p>Existing Opening between Lift/ top of Access Stair and Circulation Area</p> <p>Existing door opening to be broken out to form wider opening, and all debris including door and casing to be removed from site. 100 x 150mm pc concrete lintel installed over opening to support wall above. Make good adjacent wall finishes on completion.</p> | |
| 1.16 | <p>Door to bottom of Stairs in Former Cottage</p> <p>Existing door and door casing to be removed and adjacent finishes made good on completion of the works.</p> | |
| 1.17 | <p>Floor throughout the Proposed Community Area (exposed timber) and Village Hall (tiles) in the main common areas (Rooms A, B and C)</p> <p>Existing floor in these areas to be adequately protected and covered for the duration of the works, to enable these floor finishes to be retained once the work is complete.</p> | |
| 1.18 | <p>Storage Room 1</p> <p>Existing trial hole in floor to be patched in as required and made good. Existing door to Lobby to be removed and disposed of offsite.</p> | |
| 1.19 | <p>Brew Area to Cottage</p> <p>Existing sink and water heater to be stripped out and disposed of offsite, any live services to be capped off. Existing tile finishes to be removed from walls and all debris to be disposed of offsite.</p> | |

SECTION 2.0
Underground Drainage and Services

Ref No	Description	Cost £
	<p>The Principle Contractor will be responsible and include for carrying out the following: -</p> <ul style="list-style-type: none">i. Refer to existing service and drainage drawings available.ii. Undertake preliminary investigation works as necessary to determine the position of existing services running within the site area prior to works commencing.iii. Mark the positions of any services onsite prior to works commencing.iv. Re-directing known services to enable works to be completed safely and for making good/ re-instating works to existing finishes and structures.v. Promptly informing the client, surveyor and principle designer of any unknown live services found.	
2.1	<p>FOUL WATER INSTALLATION</p> <p>100mm uPVC drainage pipes from wastes to be connected into existing manholes as shown on plans. All drain runs to have min falls as required by the relevant BSS and Codes of Practice. All drainage runs are provisional and to be agreed on site with BCO.</p>	
2.2	<p>SURFACE WATER INSTALLATION</p> <p>It is assumed the existing gullies serving the surface water system are in working condition and will just need cleaning out prior to new downspouts being fitted.</p>	

Page Total £

SECTION 3.0
External Walls

Ref No Description Cost £

3.1 **Walls to North West (A) and South West (B) Elevations (excluding single storey toilet block):-**

The elevation facing Old Row (North West) and original South West elevation to the main building (excluding all later additions); the existing render finish is to be knocked off to expose the original stone surface below in preparation of re-pointing the existing stonework.

Existing stone window and door surrounds, stone quoins (including stone quoins to corner above flat roof toilet block to rear elevation and stone quoins above roof line to Old Row on high level gable), low level stone plinth, stone corbels, stone gutter and metal floor vents all to be sand/needle blasted to remove existing paintwork and expose natural stone finish below.

Existing vent (approx. 300mm sq) to North West elevation; redundant vent to be removed and hole built up in stonework to match the existing externally, and blockwork internally.

Existing pointing to exposed stonework to be raked out, surface to be sound, clean and free from loose material ready for repointing. Walls to be repointed with a 4:1 sand to cement mix. Sample panel to be prepared for client approval prior to the works being carried out.

3.2 **Walls to single storey toilet block, South East (rear) elevation of pub and cottage, rendered walls to pub Kitchen and high level gable to North East elevation of pub:-**

Walls (including stone surrounds to openings, stone gutters and coping stones) to be fully prepared, all loose/ flaky paint to be removed, walls to be cleaned and rubbed/ sanded down as required ready for new paint finish. Walls to be painted with 2 no coats Sandtex Microseal Smooth Masonry Paint, walls to be prepared and painted all in accordance with manufacturers written instructions.

Any fungal growth/ mould to be treated with Sandtex Fungicidal Wash. Do not apply if there is a risk of rain or frost, or if the temperature will fall below 8°C during drying.

Colour – Chalk Hill to be confirmed with client.

Page Total £

SECTION 4.0

Internal Walls/ Ceilings and Finishes

Ref No	Description	Cost £
4.1	<p>ROOM A (Community Area) - Walls</p> <p>Plaster to be knocked off where roof leak above was situated: - plaster to be knocked off from chimney breast (including the chimney breast) around the corner to the window in Room A overlooking Old Row (including below/ above the window and the window reveals). Walls where plaster finish has been removed to be prepped and drylined with 12.5mm plasterboard, ready for skim finish over.</p> <p>All other walls (including low level wall) within Room A to have existing wallpaper stripped, any holes patched up, walls to be prepped and all walls over skimmed.</p>	
4.2	<p>ROOM A (Community Area) - Ceiling</p> <p>All existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>New loft hatch (approx. 0.7m w x 1m long) to be formed by trimming out the existing ceiling joists in timber, proprietary loft hatch complete with fold down ladder to be installed within loft hatch created.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p>	
4.3	<p>ROOM B (Community Area) - Walls</p> <p>All walls within Room B to have existing wallpaper stripped, any holes patched up, walls to be prepped and all walls over skimmed.</p>	
4.4	<p>ROOM B (Community Area) - Ceiling</p> <p>All existing ceiling finishes including downstand to steelwork between Room A and B and lining to underside of stairs behind bar, to be stripped out and all debris to be removed from site. Existing (assumed sound) floor joists/ timber sub frame to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>Minimum 38 x 38mm timber noggins as ceiling perimeters to support edges of ceiling boards. Joists to be lined to the underside with 2 no layers 12.5mm Gyproc FireLine, all joints to be staggered, boards to be taped and filled or finished with skim finish to provide 60mins fire resistance.</p>	
4.5	<p>ROOM C (Village Hall) and adjacent Corridor to Access Stairwell and entrance Lobby - Walls</p> <p>External wall facing Old Row; section of plasterboard with hole in it to be cut out and new section of plasterboard fixed and patched in; in preparation of new paint finish to this wall.</p> <p>All other walls within Room C, including adjacent corridor through to Access Stairwell and entrance Lobby area; walls to have existing wallpaper stripped, walls to be prepped and all walls over skimmed.</p>	

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| 4.6 | <p>ROOM C (Village Hall) and adjacent Corridor to Access Stairwell and entrance Lobby - Ceilings</p> <p>All existing ceiling finishes including 4 no downstands within Room C and any coving present, to be stripped out and all debris to be removed from site. Existing (assumed sound) floor joists and timber sub frames to 2 no steel beams creating downstands within Room C to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>Minimum 38 x 38mm timber noggins as ceiling perimeters to support edges of ceiling boards. Joists and downstands to be lined to the underside with 2 no layers 12.5mm Gyproc FireLine, all joints to be staggered, boards to be taped and filled or finished with skim finish to provide 60mins fire resistance.</p> | Cost £ |
| 4.7 | <p>Lobby adjacent to Food Prep Area - Walls</p> <p>All walls to have existing wallpaper stripped, walls to be prepped and all walls over skimmed.</p> | |
| 4.8 | <p>Lobby adjacent to Food Prep Area - Ceilings</p> <p>Existing ceiling finishes to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling. Existing loft hatch to be retained.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p> | |
| 4.9 | <p>Food Prep Area and adjacent Store - Ceilings</p> <p>Existing ceiling finishes to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p> | |
| 4.10 | <p>Food Prep Area and adjacent Store - Walls</p> <p>All plaster to be knocked off and debris to be disposed of offsite. Walls to be prepped and drylined with 12.5mm plasterboard, complete with skim finish over.</p> | |
| 4.11 | <p>Access Stairwell - Walls</p> <p>The wall between the Access Stairwell and Food Prep Area at first floor level needs studding out to ensure it runs up to the ceiling in line with the wall below. Infill frame to be built up in 95 x 45mm timber studs, at 400mm ctrs, studwork to be lined with 12.5mm plasterboard with skim finish.</p> <p>Allow for knocking off plaster and drylining reveals with plasterboard to windows at ground and first floor.</p> <p>Section of wall above new door between Access Stairwell and Village Hall to be built up in 95 x 45mm timber stud partitions, 15mm Gyproc</p> | |

	<p>FireLine board screw fixed to both sides with skim finish, to provide 60 mins fire resistance.</p> <p>All other walls within Access Stairwell at ground and first floor to have existing wallpaper stripped, walls to be prepped and all walls over skimmed.</p>	Cost £
4.12	<p>Accessible WC and Store - Ceilings</p> <p>All existing ceiling finishes to be stripped out and all debris to be removed from site. Existing (assumed sound) floor joists to have any remaining fixings from the previous ceiling lining removed ready for the installation of a new plasterboard ceiling.</p> <p>Minimum 38 x 38mm timber noggins as ceiling perimeters to support edges of ceiling boards. Joists to be lined to the underside with 2 no layers 12.5mm Gyproc FireLine, all joints to be staggered, boards to be taped and filled or finished with skim finish to provide 60mins fire resistance.</p>	
4.13	<p>Single Storey extension with Unisex Toilets and adjacent Corridors- Walls</p> <p>New walls between Unisex WC's and Corridor to be built up in 95 x 45mm timber stud partitions. 1 no layer 25mm Isowool APR 1200 to tight fit between studs, 15mm Gyproc FireLine board screw fixed to both sides with skim finish, to provide 60 mins fire resistance.</p>	
4.14	<p>Walls between Unisex WC's</p> <p>New walls between Unisex WC's to be built up in 95 x 45mm timber stud partitions. 1 no layer 25mm Isowool APR 1200 to tight fit between studs, 15mm Gyproc Wallboard screw fixed over with skim finish.</p>	
4.15	<p>Single Storey extension with Unisex Toilets and adjacent Corridors- Walls</p> <p>All other existing solid/ external walls within single storey extension to be prepped and drylined with 12.5mm plasterboard, ready for skim finish over.</p>	
4.16	<p>Single Storey extension with Unisex Toilets and adjacent Corridors- Ceiling</p> <p>Existing concrete roof to be battened out with 50 x 50mm s/w battens to form service void, new steel UB to be lined out with timber in preparation of fixing of plasterboard finish. 12.5mm plasterboard to ceiling and encasing steel beam with skim finish.</p>	
4.17	<p>Access Stairwell First Floor - Ceiling</p> <p>All existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p>	

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| 4.18 | <p>Work Space Room 1 - Ceiling</p> <p>All existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p> | Cost £ |
| 4.19 | <p>Work Space Room 1 - Walls</p> <p>Plaster to be knocked off to gable wall where window is located, including window reveals, walls to be prepped and drylined with 12.5mm plasterboard, ready for skim finish over.</p> <p>All other walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed.</p> | |
| 4.20 | <p>Brew Area - Ceiling</p> <p>Existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p> | |
| 4.21 | <p>Brew Area - Walls</p> <p>Walls between Brew Room/ Work Space Room 1 and Brew Room/ Circulation Area, existing plaster finish to be knocked off and all debris removed from site.</p> <p>Wall between Brew Area/ Work Space Room 1 to be prepped and drylined with 12.5mm plasterboard, ready for skim finish over.</p> <p>Assumed timber stud wall between Brew Area and Circulation Area to be lined with 15mm Gyproc FireLine with skim finish to provide 60 mins fire resistance.</p> <p>All other walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed.</p> | |
| 4.22 | <p>Work Space Room 2 - Ceiling</p> <p>All existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.</p> <p>12.5mm plasterboard to be installed beneath ceiling joists with skim finish.</p> | |
| 4.23 | <p>Work Space Room 2 - Walls</p> <p>Plaster to be knocked off to front wall where window is located, including window reveals, walls to be prepped and drylined with 12.5mm plasterboard, ready for skim finish over.</p> <p>All other walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed.</p> <p>It is assumed the wall between Work Space Room 2/ Circulation area is solid to achieve the 60 mins fire resistance required.</p> | |

- 4.24 **Work Space Room 3 - Ceiling** Cost £
 All existing ceiling to be stripped out and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.
 12.5mm plasterboard to be installed beneath ceiling joists with skim finish.
- 4.25 **Work Space Room 3 - Walls**
 All walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed.
- 4.26 **Circulation Area - Ceiling**
 All existing ceiling to be stripped out (care to be taken to retain panelling through archway) and all debris to be removed from site. Existing (assumed sound) ceiling joists to be reused, any remaining fixings from the previous ceiling lining to be removed ready for the installation of a new plasterboard ceiling.
 12.5mm plasterboard to be installed beneath ceiling joists with skim finish.
- 4.27 **Circulation Area - Walls**
 Wall between Circulation Area/ Brew Area is to have the plaster knocked off and debris removed from site, wall to be lined with 15mm Gyproc FireLine with skim finish to provide 60 mins fire resistance.
 All walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed (excluding archway through where paneling is to be retained ready for paint finish by others.)
- 4.28 **Storage Room 1 - Ceiling**
 Ceiling to have existing wallpaper stripped off, any holes patched up, ceiling to be prepped and over skimmed.
- 4.29 **Storage Room 1 - Walls**
 Existing low level corner cup'd and cupboards adjacent to fireplace to remain (to receive paint finish by others). Pelmet over window to be stripped out and wall finishes made good. All other walls (including within Lobby area) to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed. The fireplace is to remain.
- 4.30 **Brew Area - Ceiling**
 Ceiling to have existing wallpaper stripped off, any holes patched up, ceiling to be prepped and over skimmed.
- 4.31 **Brew Area - Walls**
 Existing cupboard adjacent to fireplace to be stripped out and wall finishes made good. All other walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed. The fireplace is to remain.

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| 4.32 | <p>Storage Rooms 2 and 3 and Lobby between - Ceiling
 Ceiling to have existing wallpaper stripped off, any holes patched up, ceiling to be prepped and over skimmed.</p> | Cost £ |
| 4.33 | <p>Storage Room 2 and adjacent Lobby- Walls
 Existing cupboard over stairs to remain (to receive paint finish by others). Pelmet over window to be stripped out and wall finishes made good. All other walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed.</p> | |
| 4.34 | <p>Storage Room 3 - Walls
 All walls to have existing wallpaper stripped off, any holes patched up, walls to be prepped and all walls over skimmed. The fireplace is to remain.</p> | |

Section Total £

SECTION 5.0

First Floor Construction and Finishes

Ref No	Description	Cost £
5.1	<p>New First Floor above Access Stairwell 22mm flooring grade moisture resistant chipboard laid over 225 x 50mm C16 timber joists at 400mm centers, edge of stairwell to be trimmed out with 3 no 225 x 50mm C16's <i>all in accordance with structural engineers details</i>. Floor around lift shaft trimmed out with 2 no 175 x 50mm C16's <i>all in accordance with structural engineers details</i>. Minimum 38 x 38mm timber noggins as ceiling perimeters to support edges of ceiling boards. Joists to be lined to the underside with 2 no layers 12.5mm Gyproc FireLine, all joints to be staggered, boards to be taped and filled or finished with skim finish to provide 60mins fire resistance.</p>	

Section Total £

SECTION 6.0

Roof Construction and Chimneys

Ref No	Description	Cost £
6.1	<p>Tiled Roof over Cottage and Community Area (Room A)</p> <p>Existing roof tiles, battens and any roofing membrane to be stripped and all debris disposed of offsite.</p> <p>Existing roof structure is to be retained, new double roman concrete tiles (colour TBA with client) fixed to 50 x 38mm tandalised softwood battens over 1no layer Kingspan Nilvent underlay with eaves carrier fixed in accordance with manufacturer's instructions.</p> <p>Dry ridge system to be installed to ridge to suit tiles and roof pitch.</p> <p>Code 4 lead soakers and flashings at abutment of existing roof with existing high level gable wall (no lead flashings are currently present). Existing leadwork to 2 no chimneys to be replaced with code 4 lead soakers and downstand flashings. All lead treated with Patination Oil prior to fixing and again on completing the work.</p>	
6.2	<p>Slate Hipped Roof over first floor areas to Original Pub</p> <p>Allow for refixing any loose or missing slates, including supply of replacement slates to match where they are missing. Allow for re-bedding existing ridge and hip tiles which are in poor condition, and re-fixing/ installation of new hip irons as required.</p>	
6.3	<p>Slate Roof over Food Prep Area and adjacent Store</p> <p>Existing roof slates are to be carefully removed and stored onsite ready for re-fitting. Roofing battens and any roofing membrane to be stripped and all debris disposed of offsite.</p> <p>Existing roof structure is to be retained, existing slates (assume 10% new slates required to allow for any breakages) to be re-fixed to 50 x 38mm tandalised softwood battens over 1no layer Kingspan Nilvent underlay with eaves carrier fixed in accordance with manufacturer's instructions. Existing ridge tiles are to be re-bedded.</p> <p>Allow for new Code 4 lead soakers and flashings at abutment of existing roof with adjacent walls (current flashings inadequate/ not present). All lead treated with Patination Oil prior to fixing and again on completing the work.</p>	

- 6.4 **Chimney to Slate Hipped Roof** Cost £
- Allow for full scaffolding around chimney to enable for chimney to be taken down and re-built. All internal fireplaces to be sheeted up to prevent undue debris entering the building.
- Existing chimney stack to be carefully taken down, chimney pots and stone to be set aside for re-use. All existing leadwork to be stripped out and disposed of off site.
- Base of chimney below roof line to be made good as required to ensure adequate base for re-building of chimney stack, mid feathers reinstated at high level as required, chimney stack to be rebuilt as it is currently complete with code 5 through tray and code 4 lead downstand flashings. All lead treated with Patination Oil prior to fixing and again on completing the work. Allow for replacement of any damaged stone as required.
- Chimney flaunching reinstated and 2 no existing chimney pots refitted, 3 no aluminium cowlings fitted to the redundant flues.
- Slate repairs carried out around chimney stack as required.
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- 6.5 **Flat Roof over Unisex Toilets**
- Existing roof covering is to be removed and all debris disposed of offsite. Existing cast in-situ concrete roof deck does not have adequate falls. Existing concrete roof deck is to be full prepared to ensure it is sound, clean, dry and free from any dust, oil grease etc in preparation of installation of fully bonded screed onto the concrete deck using a specialist bonding agent. The screed (minimum thickness of 15mm at low point) is to be laid to 1:60 falls to the existing rainwater outlet position; this rainwater outlet is to be lifted if required to suit proposed roof build up.
- Minimum 1000g vapour control layer laid over screed, to be lapped and sealed with double sided tape, VCL to be lapped up all vertical upstands and any penetrations to fully encapsulate the insulation layer.
- 50mm thick Unilin Thin-R FR/MG flat roof insulation, comprising a rigid PIR core between mineral glass facings, insulation boards to be mechanically fixed over the vapour control layer, all in accordance with Unilin's written instructions. Insulation boards are to be securely fixed using mechanical fixings and washers, boards are to be laid closely butted and with a break bonded pattern.
- 18mm Metsä Wood Plywood to be used to form upstands to all four sides of flat roof and lining to rainwater outlet, to enable fixing of roof finish over.
- Proprietary EPDM rubber system installed over to be fully adhered to the insulation board and plywood upstands/ linings, all in accordance with manufacturers installation guidance and instructions.
- Existing copings to parapet wall to be carefully removed and set aside for re-use, Code 4 lead flashing to be built in over roof upstand and through the top of the parapet wall prior to re-bedding the existing copings. Code 4 lead flashing to be built in at abutment of flat roof and wall to Pub.

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| 6.6 | <p>Chimney between Cottage and adjacent Pub</p> <p>Internal fireplace to be sheeted up to prevent undue debris entering the building. Scaffolding to be erected around the chimney to enable access for re-rendering.</p> <p>Lead flashings to be renewed as set out in roof specification note above.</p> <p>Existing chimney pot to be taken down and set aside fore re-use.</p> <p>Existing render finish to chimney; any loose sections to be knocked off to ensure surface is sound, clean and free from loose material suitable to receive new render finish. Chimney to receive 2 no coat sand and cement render finish.</p> <p>Chimney flaunching reinstated and existing chimney pot refitted.</p> | Cost £ |
| 6.7 | <p>Chimney Stack between Cottage and No 21 Old Row (Neighbours Property)</p> <p>Internal fireplace to be sheeted up to prevent undue debris entering the building. Scaffolding to be erected around the chimney to enable access for re-rendering.</p> <p>Existing TV aerial to be removed and disposed of offsite.</p> <p>Lead flashings to be renewed as set out in roof specification note above.</p> <p>Existing render finish to chimney; any loose sections to be knocked off to ensure surface is sound, clean and free from loose material suitable to receive new render finish. Chimney to receive 2 no coat sand and cement render finish.</p> <p>Chimney flaunching reinstated and new aluminium cowlings fitted as required.</p> | |

Section Total £

SECTION 7.0

External Windows and Doors

Ref No	Description	Cost £
7.1	<p>2 no Windows to Food Prep Area</p> <p>Principle contractor to supply and fit white uPVC casement windows (1 no fixed light and 1 no with side hung opener), complete with neoprene weather seals and locking ironmongery to client's approval. Double glazed sealed units with 16mm cavities and Pilkington® Low E glass internally.</p> <p>All glazing within 800mm of floor/ external ground levels to be toughened safety glass to BS 6206.</p> <p>Style/ appearance as indicated on the proposed elevations.</p>	
7.2	<p>External Fire Doors to Store adjacent to Food Prep Area and Brew Area of Cottage</p> <p>Principle contractor to supply and fit white upvc fire exit doors by specialist manufacturer.</p> <p>Complete with weather seals, emergency exit push bar and handle and lock externally to client's approval.</p> <p>Double glazed sealed unit with 16mm cavities and Pilkington® Low E glass internally.</p> <p>Glazing to be toughened safety glass to BS 6206.</p> <p>Style/ type/ appearance indicated on proposed elevations.</p>	
7.3	<p>Window to Access Stairwell</p> <p>Principle contractor to supply and fit white top hung uPVC window with run through horns (to look like sash windows), complete with neoprene weather seals and locking ironmongery to client's approval. Double glazed sealed units with 16mm cavities and Pilkington® Low E glass internally.</p> <p>Glazing to be toughened safety glass to BS 6206.</p> <p>Style/ appearance as indicated on the proposed elevations, complete with run through horns.</p>	
7.4	<p>New Windows to Work Space Room 1, Brew Room, Work Space Room 2, Work Space Room 3 and Access Stairwell (5 no in total)</p> <p>Principle contractor to supply and fit white top hung uPVC windows with run through horns (to look like sash windows), complete with neoprene weather seals and locking ironmongery to client's approval. Double glazed sealed units with 16mm cavities and Pilkington® Low E glass internally.</p> <p>All glazing within 800mm of floor/ external ground levels to be toughened safety glass to BS 6206.</p> <p>Style/ appearance as indicated on the proposed elevations, complete with run through horns.</p>	

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| 7.5 | <p>Tall Window to Village Hall</p> <p>Principle contractor to supply and fit white uPVC fixed light window, double glazed sealed units with 16mm cavities and Pilkington® Low E glass internally.
Glazing to be toughened safety glass to BS 6206.</p> | Cost £ |
| 7.6 | <p>4 no Windows to Cottage</p> <p>Principle contractor to supply and fit white top hung uPVC windows with run through horns (to look like sash windows), complete with neoprene weather seals and locking ironmongery to client's approval. Double glazed sealed units with 16mm cavities and Pilkington® Low E glass internally.
All glazing within 800mm of floor/ external ground levels to be toughened safety glass to BS 6206.</p> <p>Style/ appearance as indicated on the proposed elevations, complete with run through horns.</p> | |
| 7.7 | <p>Front Door (off Old Row) to Cottage</p> <p>Principle contractor to supply and fit upvc door by specialist manufacturer (colour to be confirmed with client).
Complete with weather seals and locking ironmongery to client's approval.
Style/ type/ appearance indicated on proposed elevations.</p> | |
| 7.8 | <p>Rear Entrance door adjacent to Unisex WC's</p> <p>Can this just be re-hung?</p> | |

Section Total £

SECTION 8.0

Staircases and Platform Lift

Ref No	Description	Cost £
8.1	<p>Access Stairwell Staircase</p> <p>Softwood staircase (for paint finish) with 18 no risers and 2 no intermediate landing with approx. rise of 161mm (maximum rise 170mm) and approx. 250mm going (minimum going of 250mm) to be determined on site prior to manufacture.</p> <p>Handrails to be at a height of 900mm above pitch line of stairs, and at 1100mm above finished first floor level. The balustrade is to continue around the stair and first floor towards the refuge area and lift.</p> <p>Balusters to stairs and landing at 100mm max spacing to ensure no part of the stair or landing balustrade can allow a 100mm diameter sphere to pass through.</p> <p>Softwood strings, newel posts, spindles (all for paint finish by others) and oak handrail. All other treads and risers to be softwood/ mdf for carpet finish.</p> <p>Spindles and handrail to be fitted across the existing window to provide guarding to window.</p> <p>Underside of stairs to be lined with 1no layer 12.5mm plasterboard with plaster skim finish.</p> <p>All to be in accordance with Approved Document K of the Building Regulations.</p>	
8.2	<p>Platform Lift</p> <p>Specialist contractor to supply and install wheelchair platform stand alone lift to provide access to the first floor (shaft approx. size 1600 x 1400mm).</p>	

Section Total £

SECTION 9.0

Internal and External Joinery including Finishes

Ref No	Description	Cost £
9.1	<p>ROOM A (Community Area) – Skirting and Dado Rail</p> <p>In the area where the plaster has been removed and the walls re-boarded, new softwood skirting boards and dado rails are to be fitted (size and profile to match the existing) to receive paint finish (by others). Any other skirting boards missing in this area are to be patched up with like for like.</p>	
9.2	<p>ROOM A (Community Area) – Fire Escape Door</p> <p>Existing timber door to be eased and refitted to return door to full working order.</p>	
9.3	<p>Work Space Room 1</p> <p>Any missing architraves in this room are to be patched up with like for like architraves for paint finish (by others). In the area where the plaster has been removed and the walls re-boarded, new softwood skirting boards to be fitted (size and profile to match the existing) to receive paint finish (by others).</p>	
9.4	<p>Work Space Room 2</p> <p>Floor boards to be checked over and re-fixed as required as in some areas they are loose. In the area where the plaster has been removed and the walls re-boarded, new softwood skirting boards to be fitted (size and profile to match the existing) to receive paint finish (by others).</p>	
9.5	<p>Work Space Room 3</p> <p>Any missing skirting boards in this room are to be patched up with like for like replacements for paint finish (by others).</p>	
9.6	<p>Circulation Area</p> <p>Floor boards to be checked over and re-fixed as required as in some areas they are loose.</p>	
9.7	<p>Brew Area</p> <p>In the area where the plaster has been removed and the walls re-boarded, new softwood skirting boards to be fitted (size and profile to match the existing) to receive paint finish (by others).</p>	
9.8	<p>Access Stairwell at Ground Floor</p> <p>Where the existing wall has been removed the existing skirting boards are to be patched up with new softwood skirting boards (size and profile to match the existing) to receive paint finish (by others).</p>	
9.9	<p>Access Stairwell at First Floor</p> <p>Where the existing first floor has been removed and the existing skirting boards disturbed, new softwood skirting boards to be fitted (size and profile to match the existing) to receive paint finish (by others).</p>	

- 9.10 **Accessible WC/ Store and Village Hall** Cost £
 In the areas where new walls have been created/ doors blocked up and the walls re-boarded, new softwood skirting boards to be fitted (size and profile to match the existing) to receive paint finish (by others).
- 9.11 **Skirting Boards to Food Prep Area and adjacent Store and Unisex WC's and adjacent Corridors**
 200mm high chamfered softwood skirting boards to receive paint finish (by others),
- 9.12 **Window Boards to 12 no New Windows**
 25mm thick moisture resistant mdf window boards where new windows have been fitted, with a bull nosed front edge.
- 9.13 **Doors into 3 no Unisex WC's**
 Supply and fix 3 no Howdens Spey 44mm White Primed Flush FD30 fire doors, 1981 x 838. Softwood rebated frames complete with intumescent fire and smoke seals to provide 30 minutes fire resistance and moulded s/w architraves (all for paint finish by others). Principle Contractor to allow for fixing ironmongery to each door (see Section 18 for supply.)
- 9.14 **Door to Accessible WC**
 Supply and fix Howdens Spey 44mm White Primed Flush FD30 fire door, 926 x 2040. Softwood rebated frame complete with intumescent fire and smoke seals to provide 30 minutes fire resistance and moulded s/w architraves (all for paint finish by others). Principle Contractor to allow for fixing ironmongery to each door (see Section 18 for supply.)
- 9.15 **Store adjacent to Accessible WC**
 Supply and fix Howdens Spey 44mm White Primed Flush FD30 fire door, 1981 x 762. Softwood rebated frame complete with intumescent fire and smoke seals to provide 30 minutes fire resistance and moulded s/w architraves (all for paint finish by others). Principle Contractor to allow for fixing ironmongery to each door (see Section 18 for supply.)
- 9.16 **Door between Village Hall and Access Stairwell**
 Supply and fix Howdens Spey 44mm White Primed Flush FD30 fire door, 1981 x 838. Softwood rebated frame complete with intumescent fire and smoke seals and self closer to provide 30 minutes fire resistance and moulded s/w architraves (all for paint finish by others). Principle Contractor to allow for fixing ironmongery to each door (see Section 18 for supply.)
- 9.17 **Doors to Work Space Room 1, Work Space Room 2, Work Space Room 3 and Brew Area**
 Supply and fix 4 no Howdens Spey 44mm White Primed Flush FD30 fire doors, 1981 x 838. Softwood rebated frames complete with intumescent fire and smoke seals to provide 30 minutes fire resistance and moulded s/w architraves (all for paint finish by others). Principle Contractor to allow for fixing ironmongery to each door (see Section 18 for supply.)

9.18

Circulation Area Light Tunnell

Cost £

TBC – no corresponding light source visible on the roof??

Section Total £

SECTION 10.0

Above Ground Drainage and Plumbing

Ref No	Description	Cost £
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NOTE:- Principle contractor is to supply and fix all services and plumbing to each sanitaryware fitting for the complete installation.

All waste pipes are to be run in ducts – routes of all pipes are provisional and are to be discussed and agreed with surveyor/ client onsite when the current drainage runs inside the building have been traced.

10.1 **Brew Area to Cottage**

Sink complete with deep seal anti-vac trap and 40mm uPVC waste connected into waste pipe serving existing sink.

10.2 **First Floor Brew Area**

Sink complete with deep seal anti-vac trap and 40mm uPVC waste, connected into waste pipe serving former bathroom.

10.3 **Food Prep Area**

Sink complete with deep seal anti-vac trap and 40mm uPVC waste connected into assumed gully serving existing sink.

10.4 **3 no Unisex WC's**

Wash basins with deep seal anti-vac trap and 32mm uPVC waste pipe, run within timber studwork and ducting and connected into stub stack.

WC's with S trap and 100mm uPVC waste run in above ground ducting and connected into stub stack where indicated on proposed floor plan.

Stub stack complete with air admittance valve, fitted within insulated duct and discharging into foul water system via existing manholes as indicated.

10.5 **Accessible WC**

Principle contractor to **supply** and fit full Doc M pack toilet suite including close-coupled WC and cistern, basin, tap and grab rails etc.

Wash basin with deep seal anti-vac trap and 32mm uPVC waste pipe, clipped to the underside of the ground floor timber joists (within the cellar) and connected into the waste pipe serving the WC.

WC with S trap and 100mm uPVC waste run to the underside of the ground floor timber joists (within the cellar), discharging into existing waste pipe currently serving first floor bathroom below ground floor level.

Section Total £

SECTION 11.0**Rainwater Goods and External Waste Pipes**

Ref No	Description	Cost £
11.1	Rainwater Goods Principle contractor to allow for stripping out all existing rainwater goods and installation of new rainwater goods, (positions as existing and as shown on the drawings) with black upvc half round gutters, hoppers, downspouts etc. It is assumed that the existing lining to the stone gutter to the main pub is in a serviceable condition.	
11.2	External Waste Pipes Principle contractor to allow for stripping out any existing waste pipes and installation of new black upvc waste pipes.	

Section Total £

SECTION 12.0

Heating Installation

Ref No	Description	Cost £
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12.1 Heating Installation

PROVISIONAL:-

The heating engineer is to allow for repositioning the 2 no existing boilers, located currently in the ground floor Prep Area and Room 1 above into the Food Prep Area as shown. New flue outlets to be run through wall/roof to be agreed with client complete with flashing as required.

Pipes/ flow and returns serving the existing boiler positions are to be modified and extended to suit the new boiler position, ideally all pipe runs are to be removed from the new Access Stairwell to ensure they do not interfere with the lift or staircase.

All existing pipes serving areas that have now been remodeled are to be modified to suit the new areas or stripped out and capped off. The existing heating system is to be extended into the new areas as follows:-

- Former cottage, provide a radiator in each room (4 no in total)
- Access stairwell provide a radiator at ground and first floor (2 in total)
- Circulation Area provide radiator
- 3 no Unisex WC's provide radiators
- Accessible WC provide radiator

All new panel radiators (as set out above) complete with thermostatic and lockshield valves. Radiator sizes are to be determined to suit room sizes and positions to be agreed with the client.

It is assumed all other rooms/ areas are served by existing radiators (which are in a serviceable condition). The existing system is to be fully flushed/ cleaned out as it has been stood unused for some years. Existing boilers and modified system are to be returned to full working condition to provide heating throughout the building.

12.2 Hot and Cold Water Installation

PROVISIONAL:-

- Hot Water Installation • Pumped insulated hot water loop taken from boiler to provide instant hot water to all sinks/ wash hand basins. Isolating valves fitted prior to final connections.
- Cold Water Installation • Existing installation run from stop valve to be modified to suit and all supplies connected up to all new sanitary fittings as required. Isolating valves fitted prior to final connections.

Section Total £

SECTION 13.0

Electrical Installation

Ref No	Description	Cost £
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13.1	<p>The 2 no existing consumer units are located at high level in the Lobby adjacent to the Food Prep Area. These consumer units are to be replaced and the existing redundant data cabling box is to be stripped out and removed from site, any redundant wires are to be capped off as required.</p>	
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All electrical works (including lighting, power, mechanical extract and smoke/ fire detection) are to be carried out in accordance with the current edition of the IEE Wiring Regulations (18th Edition) by a NICEIC Registered Contractor. On completion of the installation the electrical contractor is to provide a completed and signed electrical test certificate for the works undertaken.

Allow for stripping out of electrics in areas to be altered during the course of the works. All new/ altered areas are to be re-wired as shown on the proposed electrical layout drawing; areas are as follows: -

- Former cottage – complete re-wire; extension of electrical installation serving the village hall
- Unisex WC's and adjacent Corridors (inc 2 no external lights)
- Accessible WC and adjacent Store
- Access Stairwell at ground and first floor
- Circulation Area
- Brew Area
- Food Prep and adjacent Store

All wiring/ socket/ switches/ light fittings to existing areas are to be retained as they are currently. Wires to be run from existing switches to 3 no new external lights as indicated to North West and South West elevations, allow for installation of new external light fittings at these points.

All of the new switch/ socket/ connection plates are to be white from the MK Logic Plus range. A PC sum is included in section 18 for light fittings, to be installed by electrical contractor.

Allow for installation of extract fans to 3 no Unisex WC's and Accessible WC.

Allow for installation of 3 phase power supply to the platform lift.

Allow for installation of electric supply to boilers.

Allow for electric supply to stand alone range cooker adjacent to boilers.

For proposed electrical layout please see drawing 166 – 05.

Section Total £

SECTION 14.0

Mechanical Installation

Ref No	Description	Cost £
14.1	Unisex WC's and Accessible WC Ceiling/ wall mounted extract fans to provide min 15 litres/sec ventilation, wired into light circuit with 15 minute over run. UPVC duct to run through ceiling void/ wall to standard weatherproof wall mounted extract grilles. Air flow rate to be tested upon completion and results issued to building control.	

Section Total £

SECTION 15.0

Fire Detection Installation

Ref No	Description	Cost £
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15.1	<p>All to be carried out in accordance with current British Standards and regulations. All to be wired in FP200 Gold / MICC to meet current British Standards and IEE Wiring Regulations.</p> <p>Sub-contractor to fully design fire detection system in accordance with BS5839 Part 1. Installation to include additional (linked) smoke/ fire detection to the adjacent cottage. Full details of the fire alarm to be installed, including emergency lighting is to be provided and issued to Building Control to enable consultation with the fire service.</p>	
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NOTE:- Fire alarm system in new areas shown on electrical drawing 166 – 05 is indicative only, the electrical sub-contractor is to fully design the fire detection system, including any additions/ modifications serving the existing areas of the building and provide for upgrading the fire alarm system in these areas as required. If a total overhaul is required, please allow for what is needed to fully comply with BS5839 Part 1.

Test certificates will be required upon completion for the emergency lighting and fire alarm systems.

Note: All section 15.0 carried out fully to comply with Approved Document B.

Section Total £

SECTION 16.0

Internal Wall Tiling

Ref No	Description	Cost £
16.1	<p>Wall Tiling to Accessible WC and 3 no Unisex WC's Principle contractor to fix only 1 no row of wall tiles behind WHB's, provisional size of 150 x 150. Provisional sum of £30m² for supply only of tiles included in Section 18. Principle contractor to allow for supplying all adhesives and grouts for complete installation.</p>	
16.2	<p>Wall Tiling to Kitchen Principle contractor to fix only 300mm high splash back along back and returns of worktop <i>to kitchen run with sink in</i> it, provisional size of tile 150 x 150. Provisional sum of £30m² for supply only of tiles included in Section 18. Principle contractor to allow for supplying all adhesives and grouts for complete installation.</p>	

Section Total £

SECTION 17.0

ITEMS NOT INCLUDED IN THIS DOCUMENT

Ref No	Description	Cost £
17.1	Any external works	
17.2	Any works to the existing bar	
17.3	All decoration works to be carried out by others	
17.4	Any floor finishes	

Section Total £0.00

SECTION 18.0**PROVISIONAL AND CONTINGENCY SUMS**

Ref No	Description	Cost £
18.1	Include a Provisional Sum based on £30m ² for the supply only of wall splashback tiles to the Accessible WC and 3 no Unisex WC's - 1m ²	30.00
18.2	Include a Provisional Sum based on £30m ² for the supply only of wall tiles to the Food Prep Area (including an allowance for 10% waste) - 2m ²	60.00
18.3	Include a Provisional Sum of £2,000.00 for the supply only of sanitaryware to 3 no Unisex WC's including WC's, WHB's and taps. To 2 no Brew Areas and Food Prep Area sinks and taps.	2,000.00
18.4	Allow £100.00 per internal door (10 no) for ironmongery including hinges, levers, latches and locks.	1,000.00
18.5	Food Prep Area supply and installation of high line base units and laminate worktop over	2,000.00
18.6	First Floor Brew Area supply and installation of high line base units and laminate worktop over	1,200.00
18.7	Cottage Brew Area supply and installation of high line base units and laminate worktop over	1,200.00
18.8	Light fittings supply only	1,500.00
18.9	Contingency Sum for unknowns – only to be expended under the written instruction of the surveyor/ client	5,000.00

Section Total £13,990.00

COLLECTION PAGE TO BE RETURNED WITH TENDER

Page No	Description	Total £
9 - 11	SECTION 1.0 - Demolitions and Alterations	
12	SECTION 2.0 - Underground Drainage and Services	
13	SECTION 3.0 - External Walls	
14 - 19	SECTION 4.0 - Internal Walls/ Ceilings and Finishes	
20	SECTION 5.0 - First Floor Construction and Finishes	
21 - 23	SECTION 6.0 - Roof Construction and Chimneys	
24 - 25	SECTION 7.0 - External Windows and Doors	
26	SECTION 8.0 – Staircases and Platform Lift	
27 - 29	SECTION 9.0 - Internal and External Joinery including Finishes	
30	SECTION 10.0 - Above Ground Drainage and Plumbing	
31	SECTION 11.0 - Rainwater Goods and External Waste Pipes	
32	SECTION 12.0 - Heating Installation	
33	SECTION 13.0 - Electrical Installation	
34	SECTION 14.0 – Mechanical Installation	
35	SECTION 15.0 – Fire Detection Installation	
36	SECTION 16.0 - Internal Wall Tiling	
37	SECTION 17.0 – Items Not Included In This Document	£0.00
38	SECTION 18.0 - PROVISIONAL AND CONTINGENCY SUMS	£13,990.00

TENDER TOTAL (EXCLUDING VAT)

STATE EARLIEST START DATE:-

STATE EARLIEST PRACTICAL COMPLETION DATE:-