

LAMBETH COUNCIL - SOUTH AREA KITCHEN AND BATHROOM REPLACEMENT PROGRAMME

No.	ITEM DESCRIPTION	Unit	Quantity	Rate	Amount (£)
1.00	Preliminaries				
1.01	The Contractor shall note that the form of Contract to be used to administer the works will be the: JCT Intermediate Building Contract with Contractor's Design 2011: (ICD) . All Contract Conditions shall apply, and a Contract will be signed prior to commencing the Works, or a Letter of Intent will be issued.	Item	1		
1.02	Construction (Design and Management) Regulations 2015 will be applicable to all the works, and the Contractor will act as Principal Designer and Main Contractor. There will be design responsibilities in terms of kitchen and bathroom layouts, and the Contractor is expected to take full responsibility for this under the terms of the Contract, and in relation to the CDM Regulations 2015.	Item	1		
1.03	Constructor will be required to provide: Working Site Manager, Design co-ordination in line with the Contract, Resident Liaison Officer where necessary, welfare facilities, waste segregation skips at the site of the works and container storage within main compound area to support 'just in time delivery' of materials to the site.	Item	1		
1.04	Material deliveries shall be delivered to site, from a central storage compound, on a 'just in time basis' to minimise on site storage requirements. Crew vehicles shall be provided for moving staff. A professional clean team shall be provided when the works are completed. Saturday working if required shall be at no additional cost	Item	1		
1.05	Works constructor to provide all necessary materials, management and skilled & unskilled labour to complete the works. Site support – full time manager to be provided to ensure the works are managed and delivered.	Item	1		
1.06	Works contractors to provide all necessary protection to working areas within dwellings and its surrounding areas including communal and public access routes and areas of use.	Item	1		
1.07	Under no circumstance must asbestos or asbestos based material be used or unnecessarily disturbed.	Item	1		
1.08	Contractor to allow for carrying out asbestos surveys to all dwellings prior to the works, and providing the Client with a copy of all applicable documents to enable system updates.	Item	1		

1.09	Constructor to allow all necessary resources to enable residents to receive a choice of at least five floor colours, six wall tile colours, six work top colours and six kitchen front styles as approved by the client. Samples to be offered for handles to kitchen units and layout options.	Item	1			
1.10	Contractor to ensure that all white goods are disconnect and set aside for reinstatement as existing on completion of the works. All appliances to be tested before removal and condition agreed with residents. Adequate protection to be provided for the duration of work. Contractor to also allow for undertaking a schedule of condition of the working areas prior to the work, and residents to sign standard form to ensure agreement with the details captured.	Item	1			
1.11	On-Site contingency "first aid Kit". This is to provide contingency for any unforeseen errors that would otherwise inconvenience the programme or the resident. The spares will comprise minimum of hinges, legs, support brackets, handles etc. doors and drawer boxes agreed between the constructor and the manufacturer. This stock is provided free of charge.	Item	1			
1.12	Where significant items of plant are required, such as lifting equipment, contractor to allow for this.	Item	1			
1.13	New kitchen design shall ensure that the number of base and wall units has an approximate ratio of 6:4 and leaves the tenant with no less volume than the original kitchen and no less than the Client minimum volume requirements.	Item	1			
1.14	New kitchen design shall ensure that existing boilers are not moved unless absolutely necessary and should encompass existing service point positions where possible.	Item	1			
1.15	Where larder cupboards are removed, the volume shall not be allowed for in the replacement of kitchen units except for one 500x600 or 600x600 Tall Larder unit as client choice.	Item	1			
2.00	Preamble					
2.01	It is intended that all prices will include the following: 1) Receipt Order from Client 2) Contact residents for access and resident profiling 3) Asbestos survey to all working areas 4) Discuss design/s with residents for bathroom and kitchen areas 5) Provide design layout to residents in plan and 3D and explain the layout options in detail 6) Agree colour choices and material types for all elements 7) Receive resident's signature for approved sign-off and allow 2 days cooling off period 8) Refer to Client for Client approval before ordering materials 9) Provide residents with a time for installation 10) Provide residents pack explaining the process to be followed and all applicable contact details 11) Commence works and complete 12) Carry out resident satisfaction survey on completion of the works	Item	1			

2.02	All kitchen installations to be completed within 10 days on their own or if in conjunction with bathroom works, shall also be completed within 13 days	Item	1			
2.03	All bathroom installations to be completed within 5 days on their own or if in conjunction with kitchen works bathrooms shall be completed within 13 days.	Item	1			
2.04	On completion of the works, the tenant shall never be left with a smaller volume of storage area than the original m ³ space they had before the works were begun. Where the new proposed kitchen design is below the minimum provision of enclosed kitchen storage the Constructor will refer the property to the Client.	Item	1			
2.05	Minimum provision of enclosed kitchen storage: Upto 1 Bed - 1.5m3 Upto 2 Bed - 2.0m3 Upto 3 Bed - 2.0m3 Upto 4 Bed - 2.4m3	Item	1			
2.06	The size of bathroom is assumed to be the same for all property sizes.					
2.07	Where more than the required kitchen storage capacity can be achieved a kitchen design will be provided for client approval.	Item	1			
2.08	Under no circumstances will a property be left without hot water and potable cold running water and cooking facilities at the end of any day	Item	1			
2.09	The Constructor will be required to arrange access and jointly visit each property with the supply chain member, kitchen designer. A Resident Liaison Officer should be on hand as required to discuss matters with the resident.	Item	1			
2.10	Once the Project Costs have been agreed, there shall be no opportunity to claim for variations unless the scope of the works is significantly changed and the CA instructs the same.	Item	1			
2.11	Constructor shall make all access appointments. Where the Constructor or its supply chain member misses an appointment the resident is to be compensated by £10.	Item	1			
2.12	Recycling – site waste management plans to ensure minimal waste to landfill, 100% to be recycled.	Item	1			
3.00 Payment						
3.01	Payment shall only be made on completed kitchens and bathrooms. Completion will require the works to be signed off by the Project Manager or CA as satisfactorily complete and any warranties issued. Residents free to add additional units if they wish and will pay for at agreed costs	Item	1			
3.02	Materials on site will not be allowed in any valuation.	Item	1			
3.03	The Client will hold a retention of 5% and release 2.5% at Practical Completion	Item	1			

4.00	Materials and workmanship				
4.01	Contractor to provide "Spares Pack" which will comprise minimum of 2 hinges and 2 handles will be provided with each kitchen and placed behind the plinth underneath the sink unit	Item	1		
4.02	Survey fees are to be included within the supply of the kitchen units	Item	1		
4.03	ID codes information to be placed in a plastic sticker should be attached to the back of the sink door which gives all major kitchen product codes.	Item	1		
4.04	Works contractors are to ensure public walkways are kept clean and tidy at all times during the course of the works.	Item	1		
5.00	Materials and workmanship				
5.01	All workmanship and supply of materials shall comply with <u>all</u> current codes of practices and any relevant BS standards, Building Regulations and Health and Safety regulations and manufacturers guidance. Local labour to be used where possible. Manufacturer to provide 24 hour turnaround on damaged or missing parts spare parts to support constructor. Manufacturer to provide turnaround from order to delivery on site to be a maximum of 3 working days	Item	1		
5.02	All mechanical and electrical works are to be carried out in accordance with all relevant British Standards and Approved Codes of Practice. On completion of all such works, the Contractor shall provide Completion Certificates to ensure all adaptations and repair works have been completed to meet current regulations and standards.	Item	1		
5.03	Constructors are to source all materials from the supplier below. <i>An additional manufacturer may be added if requested by the constructor under a review process.</i>	Item	1		
5.04	Howdens - Greenwich Range. Allow to provide safety catches to secure storage for harmful substances to cupboards under the sink and 1 lockable wall cupboard for the storage of medicines.	Item	1		
5.05	A choice of kitchen units front styles to be provided from the entire Greenwich Range of as supplied by Howdens. Handles and worktops to be provided from the same range	Item	1		
5.06	A choice of kitchen worktops to be provided from Black Granite, Beech Butchers Block, Beige Granite, White Granite.	Item	1		
5.07	A choice of kitchen unit handles to be provided from Brushed Steel T-bar handles and others within the Greenwich Kitchen range.	Item	1		
6.00	Kitchen units shall comprise:				
6.01	18mm Box on legs product	Item	1		
6.02	Glue and dowel construction cam and dowel	Item	1		
6.03	Matching/Complimentary end panels, plinths and the like .	Item	1		
6.04	Metabox drawer tested to BS 6222: Part 2: 1997 Level 'H'	Item	1		
6.05	Coreboard tested to BS EN 312 Type P2	Item	1		

6.06	Finishes complies to BS7331:1990	Item	1		
6.07	Shelves supported in six positions in all double base units	Item	1		
6.08	170 degree clip on hinge as standard, tested to BS 6222: Part 2: 1997 Level 'H'	Item	1		
6.09	Drawer Runner Support Bracket to give stability to the drawer system	Item	1		
6.10	Large fixing brackets for securing carcass to wall (aids installation)	Item	1		
6.11	Clip on hinges allow for the easy removal of doors	Item	1		
6.12	Adjustable legs - allowing adjustment from 90mm to 160mm	Item	1		
6.13	Worktops - minimum 38mm, moisture resistance to BS EN 312 Type P3	Item	1		
6.14	Single bowl inset sink to BS1244, Pillar taps - winged lever option.	Item	1		
7.00	Minimum requirements for Resident Liaison & Design				
7.01	Full pilot kitchens for client approval.	Item	1		
7.02	Resident liaison days or evenings with manned displays.	Item	1		
7.03	Factory visits for supply chain and resident groups.	Item	1		
7.04	Full survey and design service.	Item	1		
7.05	Full product presentation at the request of any groups	Item	1		
7.06	Kitchen Survey and Design in situ.	Item	1		
7.07	3D virtual reality images supplied to residents.	Item	1		
7.08	Signed drawing approvals obtained from residents.	Item	1		
8.00	Continuity of supply				
8.01	Door and draw fronts will be available for replacement for a minimum of 10 years from final order	Item	1		
9.00	Bathroom				
9.01	Twyfords - Option Range - colour white with steel 'Celtic' bath	Item	1		
9.02	Twyfords - Option - colour white pedestal hand basin	Item	1		
9.03	Twyfords - Option - colour white closed coupled cistern	Item	1		
10.00	Sanitary Ware				
10.01	56cm Pedestal washbasin	Item	1		
10.02	Oval Pedestal	Item	1		
10.03	Basin chain with waste plug.	Item	1		
10.04	Close coupled WC	Item	1		
10.05	Low level WC suite with dual-flushing capability	Item	1		
10.06	Stainless steel hinged Seat & cover	Item	1		
10.07	Standard 170cm x 70cm steel bath. Incorporating soap depressions and slip resistant base with tapholes and with	Item	1		
10.08	Standard 160cm x 70cm steel bath. Incorporating soap depressions and slip resistant base with tapholes and with handgrips.	Item	1		
10.09	Standard 150cm x 70cm steel bath. Incorporating soap depressions and slip resistant base with tapholes and with handgrips.	Item	1		
10.10	Bath combined bath chain and waste plug.	Item	1		
10.11	Corner washbasin in vitreous china for wall fixing. With 2 tapholes for separate taps. Space efficient design, 48x44cm.	Item	1		
11.00	Brassware				
11.01	Manufacturer - Bristan or similar approved	Item	1		

11.02	1/2" basin pillar taps, chrome plated.	Item	1		
11.03	Bath Shower mixer and kit, chrome plated.	Item	1		
11.04	Lever Tap conversion kit, chrome plated.	Item	1		
11.05	Bristan Value Lever Range exclude specification to provide Blender or Thermostatic valves	Item	1		
12.00	Floor and wall tiling				
12.01	Floor vinyl - Polysafe Standard PUR vinyl sheet - Artic Blue 4130, Alpine Green 4110, Elmwood 4520, Maple Fawn 4030, Silver Birch 4020.	Item	1		
12.02	Exclude from specification to provide dressed up to form skirting at all floor/wall junctions	Item	1		
12.03	Wall tiles - H&R Johnson - size 150mm square - White 84, Storm Grey, Blue Bell, Mint Water, Hare Bell, Victorian Cream 02.	Item	1		
12.04	Constructors are to purpose a supplier from their existing supply chain.	Item	1		
13.00	Decorating				
13.01	Painted walls to be colour as tenant choice below. Incl behind radiators. Water based eggshell to kitchen and bathroom areas and waterbased gloss for all wood and metalwork, however residents to be given choice for woodwork finished.	Item	1		
13.02	Mylands - Pure White (01), Onslow (48), St James (40), Sloan Square (92), Lambeth Walk (210), French Green (187), Bedford Square (229) or similar colours by Dulux or Crown	Item	1		
13.03	Woodwork to be painted gloss white or eggshell.	Item	1		
13.04	Larder cupboards to be decorated	Item	1		
14.00	Fans				
14.01	Ventaxia fans to be fitted				
15.00	Warranty				
15.01	Minimum 20 year life expectancy - as certified by Building Performance Group. Manufacturers to provide evidence to support expected life span.	Item	1		
15.02	Supplier to provide a 15 year guarantee against failure of door/drawer front, cabinets and end panels, under normal domestic use. Servicing shall be carried out as frequently as necessary to ensure the warranty for the given period but shall not exceed 15 years for a minimum period of 15 years from installation (12mths parts and labour). Manufacturer shall supply frontages for a complete kitchen at no additional cost if cannot provide original colour within guarantee period	Item	1		
15.03	Laminate worktops to be guaranteed for a minimum period of 10 years against faulty materials and workmanship	Item	1		
15.04	Warranties to be issued on a per property basis	Item	1		
15.05	18 months labour defects	Item	1		