

Flat Conversion Works to St Andrews Court Broughton

Section 3 – Schedule of Works

		Item	£	p
1	Stripping Out			
1.1	Contractors are to allow for all necessary temporary support, shoring etc in association with demolition/strip out works. Unless specifically stated otherwise Contractors are to allow for carting all debris from site. All removal and stripping out must be undertaken in a careful manner. Contractor to make sure all existing floor coverings are covered to protect.	Item		
1.2	Flat 1 & 2 Kitchens – Carefully remove all existing kitchen units, sinks, worktops, wall tiles, redundant service outlets and the like. Allow for temporary capping off existing services where required, removing, if necessary, with subsequent refixing on completion. Existing boiler is to remain in place. Carefully adjust/remove all pipe work which will not be required following works. Ensure removal will not disturb services from other parts of the building.	Item		
1.3	Flat 2 – Carefully take down existing cupboard as marked on R1585-002. Allow to make good to walls ready for decoration. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Make good to all disturbed surfaces	Item		
1.4	Flat 2 Bathroom – Remove existing fixtures and fittings within. Allow for temporarily capping of existing services where required, removing if necessary, with subsequent re-fixing on completion. Ensure all sanitaryware is retained and undamaged ready for re-fixing.	Item		
1.5	Flat 1 Lounge – Carefully take down existing walls and doors in the Lounge area. As shown on R1585-002. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal.	Item		
1.6	Flat 1 – Carefully take down existing store, store door and cupboard adjacent to Bedroom 2. As shown on R1585-002. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal.	Item		
1.7	Carefully create opening in wall between Flat 1, Bedroom 2 and bedroom of flat 2 to create a doorway, cut away existing 100mm block wall to allow for 762mm door plus frame as marked on R1585-002, include for new concrete	Item		

	<p>lintel to sit above the new door frame It is the contractor's responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal.</p>			
1.8	<p>Flat 1 Bathroom – Carefully remove existing floor within flat 1 bathroom, making good to any damaged surfaces.</p>	Item		
1.9	<p>Carefully remove all carpets, curtains, coat hooks and the like to all rooms/hallways and make good to any disturbed surfaces.</p>	Item		
1.10	<p>Isolate supply, disconnect and carefully remove all existing light fittings where required and allow for re-fixing of new fittings. Make good to existing surfaces.</p>	8no		
1.11	<p>PROVISIONAL SUM – £2,500 for structural works required following the removal of walls.</p>	£2,500		
1.12	<p>Contractor to include to re-plaster walls and ceilings where walls have been removed along with making good to ceilings and floors.</p>	5m ²		
2	<p>JOINERY Note: All measurements to be taken off the drawing for pricing and measured on site for fitting.</p>			
2.1	<p>Stud partition – Form new stud partition to create wall between Flat 1 and Flat 2 creating new bedroom in Flat 2 as noted on R1585-002 to be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.</p>	3lm		
2.2	<p>Stud partition – Form new Store Cupboard to new Bedroom in Flat 2 (formerly bed 2) width to be aprox 1.3m depth to be aprox 1100mm to be full height, allow for 762mm door as noted on R1585-002 frame to be constructed of 50mm x 75mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals. Frame to be fixed and plugged into existing walls where necessary.</p>	Item		
2.3	<p>Store Cupboard – Form new Store Cupboard in new Bedroom in Flat 2 (formerly bed 2) as noted on R1585-002. Width to be aprox 1.5m x 600mm depth to be full height, allow for 1 pair 600mm doors, frame constructed of 50mm x 75mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals.</p>	Item		

	Frame to be full height and plugged into existing walls where necessary.			
2.4	Form new stud wall in lounge area in Flat 1 as noted on R1585-002 to be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 600mm centres with noggins at 900mm vertical intervals Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings.	3lm		
2.5	Insulation – For newly formed studwork pack 100mm thick quilt insulation between members of framework, securely fixed to framework.	20m ²		
2.6	Plaster boarding – Apply to both sides of new partition frames between bedroom partition walls with fireline plasterboard to achieve fire resistance of 60 minutes. Apply scrim plaster 3mm thick to achieve a level finish with existing plaster work	20m ²		
2.7	Plaster boarding – Apply to both sides of new partition frames to new store area partition walls with fireline plasterboard to achieve fire resistance of 30 minutes. Apply scrim plaster 3mm thick to achieve a level finish with existing plaster work	5m ²		
2.8	Allow to make good any surfaces where walls have been removed inc walls, ceilings	5m ²		
2.9	Fire walls to loft space – Where existing party walls have moved to form both flats ensure fire wall curtains in the loft areas are either repositioned or fit new fire wall curtain accordingly.	5lm		
2.10	PROVISIONAL SUM – £2,500 to allow for additional firestopping works.	£2,500		
2.11	PROVISIONAL SUM – £4,500 to allow for Flat 1 & 2 Kitchens. Supply and fit new kitchen units from the Senator Eco range produced by Premiere Kitchens. <ul style="list-style-type: none"> • Door colour choice to be English Walnut. • Handle choice to be satin nickle D 128mm. • Worktop choice to be Taurus Beige – supply and fit Laminate 40mm thick post-formed worktops above all base units and appliances as indicated on drawings. Where worktop is cut for sink all cut edges to be sealed. Cut worktop down to suit where necessary, to include for removable sections, to suite full height fridge/freezer where applicable, jointing strips to be aluminium, plinths, end caps, support legs, support ends, etc for a full and satisfactory installation. • Tile option: Johnson tiles – opal white. 	£4,500		

<p>2.12</p> <p>2.13</p> <p>2.14</p> <p>2.15</p> <p>2.16</p>	<p>Contractor to include for cost of kitchen designs by Premiere Kitchens. Design to be issued to CA for approval before ordering units.</p> <p>Both kitchens to incorporate appliance spaces for freestanding cooker, fridge freezer and washing machine. As per kitchen designed by Premiere Kitchens</p> <p>Install new doors and frames to newly formed stud wall openings in Flat 1 and Flat 2 as shown on R1585-002. Door to be solid flush softwood door supplied by Jeld-wen or similar approved. Ironmongery to be lever latch SAA handles, tubular latch and 3no 100mm steel butts.</p> <p>Bedroom 2 cupboard – Allow to install new timber door frame and hang 1no pair of 600mm flush doors to the bedroom cupboard, allow to fit cupboard catches for doors to close.</p> <p>Supply and fit new skirting boards to match existing where walls are removed/installed.</p>	<p>Item</p> <p>3no</p> <p>Item</p> <p>15lm</p>		
<p>3</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>ELECTRICAL SERVICES</p> <p>All works to the electrical installation must be carried out by an NICEIC approved Contractor and be in accordance with 18th Edition of the IEE Regulations. The contractor is to ascertain compliance requirements for the 18th Edition for the works and price accordingly.</p> <p>To both flats – Consumer unit to be new domestic 12-way split load consumer unit in accordance with Approved Document Part P. Case to be metal as per regulations. Supplied with switch, 80A 30 Ma RCD's. Include for a minimum of 10 nr MCB's. Consumer unit to be made from a suitable non-combustible material to meet upcoming regulation changes. Contractor is to allow for all necessary work in connection with new consumer unit/distribution board. Location is to be as existing, if current location does not meet current safety regulations advise CA before removal of existing. Include for 100A DP Isolators to be installed by EON or similar approved.</p> <p>Following consumer unit replacements undertake the necessary inspection and testing to the fixed installations and provide a Periodic Inspection Report for each dwelling checking the installations against the requirements of BS 7671 – Requirements for electrical installations (IEE Wiring Regulations).</p> <p>Amend electrical circuits to suit the new flat layouts.</p>	<p>2no</p> <p>Item</p> <p>Item</p>		

3.5	Allow to replace existing socket face plates, each room to have a minimum of 3no Double sockets. Location is to be agreed, contractor is to include for replacing faceplates, sockets, switches and the like.	15no		
3.6	Ensure there is a TV Aerial socket in the Lounges and Bedroom 1 in both flats If present test and check to see if working. To the lounges with no working TV aerial, Supply and install as new. Location for aerial in each lounge to be decided on site.	2no		
3.7	To Lounges, Bedrooms and Hallways supply, fit and install new light pendants. Minimum 2no fittings to hallways.	8no		
3.8	To Kitchens supply new LED 1.8m strip light. Position to be determined on site.	2no		
3.9	To both bathrooms supply and fit IP44D rated light, pull cord light switch and associated wiring.	2no		
3.10	To bathrooms supply and fit extractor fans, to be Environment filter less fan with permanent live or similar approved to bathroom, to be connected to lighting circuit, allow for all necessary ducting and sprung baffled grill, builders work and making good, etc.	2no		
3.11	To kitchens supply and fit extractor fans, to be Envirovent filter less fan with permanent live or similar approved, manually operated via SW fused Flex outlet box, allow for necessary ducting and sprung baffled grill etc.	2no		
3.12	To flat 2 kitchen install a dedicated grid switch for the socket outlets connected to a labelled switched spurs above worktop embossed fridge and washing machine to kitchens. All new wiring is to be chased in and made good. Position to be agreed.	Item		
3.13	To flat 2 kitchen install cooker control point with switched socket outlet and plug; 600mm conduit and cable; cooker outlet at cooker position ensure that control point is 120mm outside cooker space. Position to be agreed	1no		
3.14	To both flats supply and install new Tunstall emergency call system, ensuring it is connected to the existing building Tunstall system. Location of call points and sounders to be agreed. Contractor to include for all liaison with Tunstall.	Item		
3.15	To both flats supply and install new grade D LD3 detection and alarm system in accordance with BS 5839 pt. 6 to the landing and hallway where applicable. Alarm is to be powered from existing lighting circuit of the dwelling.	Item		

4	PLUMBING Amend pipework for both flats to suit new layout.			
4.1	To Flat 2 supply hot/cold and waste connection to suit new bathroom layout. Allow for all builder's work, boxing in etc in association with plumbing and heating installations. Water supply pipework to be in copper pipe with soldered connections. Waste to be connected into existing drainage pipework and soil stack.	Item		
4.2	To Flat 2 adjust the drainage position to accommodate new LAS layout. Ensure new drainage position ties in with existing waste connections.	Item		
4.3	AKW Level Access Shower to comprise the following items: Tuff form shower tray 900 x 900 L shaped curtain rail (24043) Shower curtains (24078) Mira Advance Flex 8.7kw Shower WC – Sandringham 21 close couple range Wash hand basin – Sandringham 21 style incl. full pedestal Peglar Lever taps or equivalent	Item		
4.4	To new bathroom connect all sanitary ware to hot and cold feed and trapped wastes (Include for service valves to each item). Include for earthing connections as necessary.	Item		
5	Gas			
5.1	Include all new TRV's to all other existing radiators to all rooms in both flats.	9no		
5.2	Flush all pipe work with Fernox F3 Cleaner and install Fernox Protector MB1 inhibitor.	Item		
5.3	Install new Controls/programmer from the Danfoss 715 SI range.	Item		
5.4	A CP12 (Landlords Gas Safety Inspection) must be completed upon commissioning of any installed gas appliance. The CP12 must include all the gas appliances in the property, therefore undertaking the required safety checks and required servicing for the appliance. Any certificate must show all appliances in the property and indicate "no further appliances" where there are no more gas appliances present	Item		
5.5	Flat 1 – Allow to disconnect and remove the following radiators from the kitchen, bathroom and both bedrooms, and replace with double skin rads, size to match existing, also allow to alter pipework as required. Ensure each radiator connects to the appropriate boiler.	Item		

5.6	Allow to replace the existing thermostats with new remove stats situated in the lounge in both flats	Item		
6	TILING			
6.1	To both kitchens in flats 1 & 2 supply and install 150mm x 150mm ceramic wall tiles (white in colour) 3 courses above new worktop, and down to skirting level behind the cooker points. Finish with waterproof grout, and include for all edge trims, and the like.	14m ²		
6.2	Flat 2 bathroom – Supply and fit 2no rows of 150mm x 150mm ceramic wall tiles (white in colour) above the new wash hand basin. Finish with waterproof grout, and include for all edges to be silicone sealed, and the like	1m ²		
6.3	Flat 2 bathroom – Supply and install full height water resistant wall panels to 3no walls around the shower, make sure all joints are sealed using manufacturers recommendations, seal around all panel ends and edges to stop water penetration. Panels to be Rearo Travatine.	10m ²		
6.4	Flat 2 bathroom – Allow for all exposed pipework to be boxed in (aprox 250mm x 250mm) horizontal pipes only, using timber frame and cover with white UPVC panel upstand and capping, use joints and trims to cloak edges and ends, apply white silicone sealant around all edges to make watertight, fix using white capped screws	2lm		
6.5	Ensure water stop cocks to both flats are left accessible.			
7	DECORATION			
7.1	Supply and paint all walls, ceilings and joinery within both flats. Walls are to be prepped to receive new paint by washing with sugar soap, rubbing down/filling to remove minor surface imperfections. Paint to be from either Dulux or Johnstones trade paint ranges. Walls to be trade magnolia vinyl silk finish. Ceilings to be trade white emulsion.	215m ² 95m ²		
7.2	Allow to paint new exposed pipework in bathroom and to repaint existing pipework throughout flats.	Item		
7.3	To all joinery apply 1 coat white under coat and 1 coat white gloss, including: Doors & frames Architraves Skirting Loft hatch surround	10no 15sets 75lm 1no		

	<p>Note: Contractor to ensure all communal areas where materials are to be carried should be covered, no materials to be left in the communal areas as this will become a trip and fire hazard.</p>			
		<p>Total Costs</p>	<p>£</p>	<p>p</p>