

LAMBETH COUNCIL - SOUTH AREA KITCHEN SPECIFICATION

NOTE TO CONTRACTORS:

When pricing the following work items, the Contractor should note that no individual addresses have been given, however the South Area intends on carrying out work to 10nr properties within the London Borough of Lambeth. All prices submitted will be treated as values for works carried out to 10nr properties unless otherwise advised. Any adjustment to the work items at the award of tender stage, will be managed between the CA and Main Contractor.

No.	ITEM DESCRIPTION	Unit	Quantity	Rate	Amount (£)
2.00	Kitchen Replacement Works				
	Strip out existing and supply & fix Kitchen base and wall units to 10nr Properties and allow for worktops complete with all fittings, doors, drawers, shelves, plinths, end panels,etc, single drainer stainless steel sink and kitchen taps, in accordance with following details given. Include for all necessary packing and levelling, drilling, plugging and screwing, adapting and fitting, gas and water services and waste connections, make good all work disturbed and leave in good working order as follows:				
2.01		Nr	10		
2.02	Disconnect and remove tenants appliances from 10nr properties ie refrigerator, cooker,washing machine etc set aside and reinstate at completion. Ensure adeqate protection is provided for tenants appliances during work being carried out.	Nr	10		
2.03	Stripout all kitchen furniture to 10nr properties	Nr	10		
2.04	Remove all tenants fixture to 10nr properties , setaside and refix at completion. Ensure fixtures are adequately protected for duration of work.	Nr	10		
	Between 9-12m2 GFA (2-4 BEDROOM UNITS)				
	Provide a cost for the following works to 10nr properties : 'base & wall units to provide a minimum storage and worktop area of no less than the existing. Allow appliance space for cooker, fridge-freezer and washing machine and additional space for a dishwasher.				
2.05	Minimum provision of enclosed kitchen storage 2.0m ³ to 2.4m ³ . Contractor to note that where properties have between 6-9m2 GFA (i.e. for 1-2 Bedroom Units), costs will be apportioned in agreement withthe CA and Main Contractor. Also where properties are > 12m2 (i.e. for 4 or more bedroom units), costs will also be adjusted to	Nr	10		
	Contractor to note that the kitchen unit costs shall be developed from the following item schedule, and will be applicable to each property - therefore the Contractor is required to allow the following works to each property, and the CA will make the necessary costs adjustments during the works. Costs for the following works to 10nr properties should be shown in ITEM 1.05.				
	<u>Base Units Drawerline - White Carcass</u>				
	300x600 FLOOR UNIT DRAWERLINE				
	400x600 FLOOR UNIT DRAWERLINE				
	500x600 FLOOR UNIT DRAWERLINE				
	600x600 FLOOR UNIT DRAWERLINE				
	800x600 FLOOR UNIT DRAWERLINE				
	1000x600 FLOOR UNIT DRAWERLINE				
	800x600 CORNER FLOOR UNIT DRAWERLINE				
	1000x600 CORNER FLOOR UNIT DRAWERLINE				
	600x600 SINK/HOB UNIT DRAWERLINE				
	800x600 SINK/HOB UNIT DRAWERLINE				
	1000x500 SINK/HOB UNIT DRAWERLINE				
	<u>Tall Larder Units - White Carcass</u>				
	500x600 TALL LARDER UNT				
	600x600 2-DOOR LARDER UNIT				
	<u>Wall Units - White Carcass</u>				
	600x300 TOP BOX UNIT				
	300x720 WALL UNIT				
	400x720 WALL UNIT				
	500x720 WALL UNIT				
	600x720 WALL UNIT				
	800x720 WALL UNIT				

	1000x720 WALL UNIT 300x600 WALL UNIT 400x600 WALL UNIT 500x600 WALL UNIT 600x600 WALL UNIT 800x 600 WALL UNIT 1000x600 WALL UNIT 635x635 CNR WALL UNIT <u>Panels, Trims, Plinths</u> EP720 WALL END PNL EP882 FLR END PNL EP2092 TALL END PNL PLIN27 2.7M PLINTH <u>Worktops</u> 3000 X 600 X 38 (allow 9LM) <u>Handles</u> MATT NICKEL D HNDL STEEL BAR HNDL 188MM <u>Sinks & Taps</u> BS 100X60 1B1D RH ROLL FRONT Wing Lever Pillar Taps <u>Ancillaries</u> 40MM 600 END CAP SILVER 40MM 600 CNR JOINT SILVER 40MM 600 T JOINT SILVER Internal Doors & Ironmongery Ease and adjust existing ironmongery to achieve proper closure and ease of operation, allow for trimming edges of doors as necessary and trimming to suit new floor finishes. Fit door stop where door handle would other wise strike wall. Works to be costsed to <u>10nr properties</u>					
2.06		Item	10			
2.07	Finishes Contractor to allow for unibond and Unibond and skim all exposed walls and ceilings as necessary, and should allow 9sqm per property i.e. to <u>10nr properties</u>	sqm	90			
2.08	Redecorate Kitchen walls and ceiling to <u>10nr properties</u> : Strip all existing paper finishes and the like; rub down throughout, remove adhesives, fill any indentations, holes and the like, plaster skim coat all exposed faces; wash down existing paintwork and distempered surfaces ready to receive new decoration. Prepare and paint one mist coat and two full coats of water based eggshell. Rub down all new or existing woodwork; stop and prime bare patches; bring forward; apply two undercoats and one gloss coat rubbing down between coats as necessary	Nr	10			
2.09	Remove all existing kitchen wall tiles to <u>10nr properties</u> , prepare, retile and grout up using 150mm x 150mm x 6mm glazed ceramic tiles (colour as tenants choice) from between kitchen worktops to height of underside of wall units for full length of worktops including returns. Seal joints at base of splash backs and all exposed edges with white silicon sealant or tile trim. Also allow for tiles behind cooker and tiles window sills.	Item	10			
2.10	Allow to hack off defective wall plaster and renew with two coats 13mm thick plaster making good all structures disturbed. 2sqm to each property - allow to <u>10nr properties</u> .	sqm	20			
2.11	Boxing in of all exposed pipework and decorate to finish. Allow 8LM to each property. Provide access panel for stop valves where necessary etc. Works to <u>10nr properties</u> .	LM	80			
2.12	Provide Isolation valves (Ball-a-fix) to all properties i.e. <u>10nr properties</u>	Nr	10			
2.13	Supply and fix security restraint chain to cooker appliance to <u>10nr properties</u> .	Nr	10			
2.14	Allow to supply and install a new door (FD 30) and ironmongery, incl closer, painting both sides, fire and smoke stops to <u>10nr properties</u> .	Nr	10			
2.15	Allow to upgrade existing Fire Door, incl closer, fire and smoke stops to <u>10nr properties</u>	Item	10			
2.16	Allow to replace glazing panel above door with fire rated glass or fire rated board to <u>10nr properties</u>	Nr	10			

2.17	Allow for a new door to existing larder cupboard, incl ironmongery, painting both sides, and vents. <u>Allow to 10nr properties</u>	Nr	10			
2.18	Remove any size of larder and make good. Allow to 5nr properties	Nr	5			
2.19	Form opening for fan through one brick thick or cavity construction external wall including all necessary making good. <u>Allow to 10nr properties</u>	Nr	10			
2.20	Floor Finishes Prepare kitchen floor to <u>10nr properties</u> , renewing small areas of defective screed, applying self levelling compound or hardboard, flooring laid in accordance with the manufacturers instructions; including mastic sealant to the floor/skirting junction and threshold strips at doorways measured inside of floor units. Allow 12sqm to each property.	sqm	120			
2.21	Floor vinyl to <u>10nr properties</u> - Polysafe Standard PUR vinyl sheet. (colours as spec) Flooring carried to walls. Mastic joint between floor and wall/skirting/plinths/end panels. Allow 12sqm to each property.	sqm	120			
2.22	Allow 12mm ply overlay to timber sub- flooring, fixed at 150mm centres complete with threshold strips to compensate difference in FFLs. Allow to <u>10nr properties</u> at 12sqm per property.	sqm	120			
2.23	ELECTRICAL WORK Carrying out only kitchen works Electrical tests and issue certificates to <u>10nr properties</u>	Nr	10			
2.23	Before any works are carried out within a property, the electrical contractor must test the existing electrical installation in accordance with the requirements of the current IEE Wiring Regulations, and submit a duly completed NICEIC Periodic Inspection Report to the Project Manager to <u>10nr properties</u> .	Item	10			
2.24	Provision of new power installation within kitchen, inclusive of new ring circuit wiring, wiring accessories and associated circuit wiring / containment. Supply and install up to 4 no.double electrical socket outlets above worktop and up to 3no. spurs below for appliances. New cooker circuit for hob and/or oven with low level outlet, ignition spur & switch for cooker all controlled by cooker switches mounted flush above worktop. Incl all bonding. Allow works to <u>10nr properties</u> .	Item	10			
2.25	Additional 1nr double sockets or spurs to <u>10nr properties</u>	Nr	10			
2.26	Extra Over cost if Kitchen Rewire Not Required - Upgrading of existing main and supplementary bonding to meet the requirements of the current edition of IEE Wiring Regulations. Allow upgrade only to <u>5nr properties</u>	Nr	5			
2.27	Feed from a switched fused connection unit with neon indicator and engraved "C/HTG" from the kitchen ring circuit for central heating. <u>Allow</u>	Nr	10			
2.28	Remove the existing Consumer Control Unit and replace it with a modern Consumer Control Unit. Allow for new CCU to <u>5nr properties</u>	Nr	5			
2.29	Other General Electrical works for kitchen Remove and replace existing Fan in Wall or Window (including wiring) to <u>10nr properties</u>	Nr	10			
2.30	Supply and install wall mounted kitchen fan (including electrical and excluding builders work) Allow to <u>10nr properties</u>	Item	10			
2.31	Supply and install window mounted kitchen fan (including electrical and excluding builders work and reglazing). Allow to <u>10nr properties</u>	Item	10			
2.32	Install new power supply to previously installed fan. Allow to <u>10nr properties</u>	Item	10			
2.33	Extra over for Humidistat fan and timer. Allow to <u>10nr properties</u>	Item	10			
2.34	Replacement of existing light fittings within kitchen with 1200mm fluorescent tube. Allow to <u>10nr properties</u> .	Nr	10			
2.35	Supply and fit mains Smoke/Heat detector. Allow to <u>10nr properties</u>	Nr	10			
2.36	Supply and fit mains carbon monoxide detector. Allow to <u>10nr properties</u> .	Nr	10			

2.37	Additional electrical spur to <u>10nr properties</u>	Nr	10		
2.38	Redirect existing general purpose ring circuit outside kitchen to ensure the ring circuit does not enter the kitchen area; install a new leg in mini trunking connected to existing/new ring circuit wiring, wiring accessories and associated circuit wiring / containment and all builders work as necessary. Allow to <u>10nr properties</u>	Nr	10		
	HEATING WORKS				
2.39	Relocate existing radiators to <u>5nr properties</u> .	Nr	5		
2.40	Renew existing radiator. Allow for <u>5nr properties</u>	Nr	5		
2.41	Replacement of TRV/LSV per radiator to <u>5nr properties</u>	Nr	5		
2.42	Gas tests and issue certificates to <u>10nr properties</u>	Nr	10		
2.43	CONTINGENCY SUM	Item			3,000.00

TOTAL - to Collection Page **£**