

SECTION A: BUILDING WORKS:

2.0 Removals/preparation

2.01 Prop-up existing studwork walls until able to bear on new floor.

2.02 Stripped out kitchen units etc. and dispose of.



Kitchenette to be stripped out to allow existing timber floor to be replaced.

2.03 Remove quarry tiles and substrate in Kitchenette and dispose of debris.

2.04 To opposite side of walls (bar area) remove and set aside worktop/units, shelving and drinks chillers for later reinstatement.



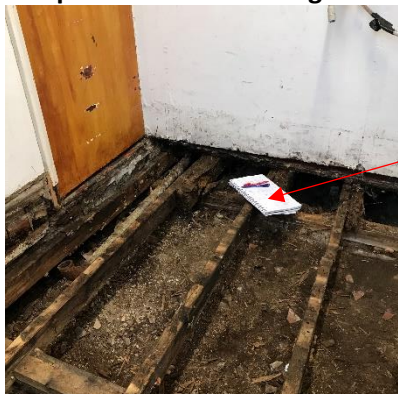
Area to be removed and reinstated.
Note the floor need to be remove and joists spliced as they run through to beer room and kitchenette and bear on sleeper wall.

2.03 Remove all existing timber floor joists/sleeper walls to Beer Room and adjacent Kitchenette areas.

2.04 Cut adjoining floor joists and splice on new treated softwood joists to meet new sleeper wall using proprietary splicing plated, remaining joists into bar area to remain intact and prop-up until supported. (Refer NBS Section G20, and Appendix A). Clean-out sub-floor area of debris to allow ventilation etc.

- 2.05 Treated cut-ends of new timbers and spliced section of existing joists with wood preservative and fungus/beetle eradication solution. (Refer to NBS sections C51/Z12).

3.0 Sleeper Wall to retain edge of slab/support joists ends



Existing sleeper wall to be rebuilt. New wall to retain new concrete floor and support bar area floor joists on new joist hangers.

- 3.01 Re-build sleeper wall on new foundation to retained inside edge of new floor and support adjoining floor joists on new joist hangers. (Refer NBS section E10/F10/G20).
- 3.02 **SLEEPER WALL CONSTRUCTION**
100mm thick dense concrete blockwork on
450mm wide x min. 300mm
RC30 concrete strip foundation
A252 mesh to bottom
Formed min. 600mm below GL
(but subject to BCO inspection)
- 3.03 Excavate area of proposed new floor, depth suitable for construction and dispose of arisings.
- 3.04 Treat exposed inner faces of brickwork walls with RIW bituminous solution.
- 3.05 Compact formation and lay MOT typ-1 sub-base material in compacted layers to the required depth.
- 3.06 Pour reinforced concrete slab, install new damp-proof membrane, lapped, taped and returned up walls, ridged insulation boards (turned-up at perimeters), isolation membrane and cement/sand screed. (Refer NBS sections E10/M10).
- 3.07 **FLOOR CONSTRUCTION ('U' - value 0.24w/m²k)**
65mm cement:sand screen
500 gauge separating layer
40mm Kingspan K103 insulation board (Refer to Appendix b)
1200 gauge polythene DPM
200mm RC35 reinforced concrete ground bearing
floor slab with A252 mesh to top & bottom
throughout with 35mm cover on min 150mm well
compacted type 1 sub-base

4.0 Reinstatement works

- 4.01 To all affected areas install new matching timber skirting boards including decoration. (Refer to NBS section P20).
- 4.02 Make good and affected decorate walls (Refer NBS section M60)
Strip back plaster and replace rotten timber sole-plates to full length. (Refer to NBS section G20/Z13).
- 4.03 Install new kitchenette, inc. plumbing, 450mm high adhesive fixed Trovex wall cladding (refer to NBS Section K13) splash back/white sanitary mastic sealant to full length of worktop. Kitchen unit to consist Howdens or similar shaker type. (Refer to NBS section N11);
- New 38mm thick 600mm deep Formica 'L' shaped worktop, approx.. 900x2350mm
 - 2no. 600x600mm Fridge spaces
 - 1no. 1000x600mm Sink Base Unit with SS Sink/waste/plug etc and pair Howden Lamona pillar-taps or Similar
 - 1no. 600x600mm Drawer Base Unit
- 4.04 Re-instatement of bar area on opposite side of wall.
Reinstate floor in treated softwood counter-joists and screw-fixed 18mm/22mm thick chipboard or plywood. (Refer to NBS section G20).
- 4.05 Extent of Redecoration
Makegood and repair and all four walls of Beer room and Kitchen only. (Refer to section M60).
- 4.06 New Flooring
Take hygrometer reading of new screed to ensure it has sufficiently dried-out to flooring suppliers recommended levels. Prepare and lay new sheet Altro Wood Safety sheet vinyl flooring to manufacturer's recommendation (Refer to NBS section M50), including colour matched welded seams.
- Lay same to entire Bar area.
 - Install transition strips at all changes of flooring.
 - Apply clear sanitary mastics seals to all perimeters.

5.0 Electrical Work

- 5.01 Employ competent and qualified electrician to attend site to make disconnection/reconnections. All electrical work to BS 7671: 2018 Wiring Regulations, provide minor work test certificate on completion.

5.0 Plumbing Work

- 5.01 Employ competent and suitably qualified plumber to disconnect, adapt and reconnect hot and cold-water services to new sink and to replace trap and waste pipe etc.

COLLECTION PAGE

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		£
	Prelims	
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	Allow a contingency sum of £1000.	£1000.00
Total carried forward to Tender Summary		£