

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 (£)
3.00	Bathroom Replacement Works The following items shall be included for as part of the Bathroom replacement works to 10nr properties . All works should be completed as required in order to provide a finished bathroom, fit for purpose and defects free. Installation to allow for all positioning, marking, drilling, plugging, screwing (into masonry), adapting, fitting and levelling Remove all tenants fixtures, setaside and refix at completion Strip out and remove off site any existing bathroom furniture and sanitary ware. Carefully remove any wall tiles. Make safe any mains services to be retained. Ensure area is fully prepared in order to complete install of new bathroom furniture and sanitary ware. Supply and install hot and cold water and waste connections, new overflow, pvc bottle traps, waste fittings and pipework for new bathroom items as necessary. Supply and install white steel pressed bath, same size as previous, including adjustable feet, placing in position and chrome plated waste with plug and chain. The main basket allows for bath size - 1500x700, 1600x700, 1700x700 Supply and install extractor fan - vent axia VA 100 'A' Axial Fan or equal				
3.01	Works to 10nr properties . Wash hand basin fixed on brackets; drilling, plugging, screwing, to masonry, chrome plated waste with plug and chain. Complete low level washdown wc suite and cistern complete, seat, chrome plated fittings, plugging and screwing to masonry. Mixer taps to bath with shower hose. Pair chrome pillar taps to wash hand basin. Shower curtain & rail (tenant to be informed this is provided on a non repair basis).	Item	10		
3.02	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. Allow for works to 10nr properties .	Item	10		
3.03	Finishes Unibond and skim all exposed walls and ceilings as necessary. Allow for 6sqm to each property (10nr properties)	sqm	60		
3.04	Allow for works to 10nr properties . Redecorate Bathroom walls and ceiling: 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 vinyl silk emulsion. 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 Remove existing bathroom wall tiles complete, prepare, retile and grout up with waterproof grout using new ceramic tiling 150mm x 150mm x 6mm glazed ceramic tiles (colour as tenants choice). Between sanitary appliances and the adjoining wall apply waterproof white silicon sealant.				
3.05	Re-decorate woodwork; 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. Wall tiles; On a previously prepared surface, fix and grout up with waterproof grout either new 150mm x 150mm x 6mm glazed ceramic tiles (colour as tenants choice). Area to be tiled - between sanitary ware / appliances and the adjoining wall. Seal joints at base	Item	10		

3.06	Allow works to 10nr properties . 2 or 3 course tile splashback to be provided depending wall space available. Tile walls around bath to ceiling height or a maximum height of 2.5m from floor level.	Item	10			
3.07	Allow works to 10nr properties . Extra over Unibond and skim all exposed walls as necessary. Hack off defective wall plaster and renew with two coats 13 thick plaster making good all structures disturbed. Allow 6sqm to each property.	sqm	60			
3.08	Boxing any width in of all exposed pipework and decorate to finish, not more than 4m length. To include for access hatch to stop valves etc. Allow works to 10nr properties .	Item	10			
3.09	Allow for spares pack consisting of 6 wall tiles to be left behind bath panel. Allow works to 10nr properties .					
3.10	Isolation valves (Ball-a-fix) to be fitted to bath, wash hand basin and WC. Allow works to 10nr properties .	Item	10			
3.11	Allow works to 10nr properties . Remove existing extract fan, disposing off site, brick up existing hole with cavity construction to match existing, making good all structures disturbed, extending and making good existing finishes as necessary. Form opening for fan though one brick thick or cavity construction external wall including all necessary making good. Install window mounted bathroom fan - builders work only (including reglazing).	Item	10			
	Floor Finishes					
3.12	Allow works to 10nr properties . Prepare bathroom floor, renewing areas of defective screed as necessary, applying self levelling compound or hardboard, flooring laid in accordance with the manufacturers instructions; including mastic sealant to the floor / skirting. Floor vinyl - Polysafe Standard PUR vinyl sheet. Flooring carried partially under baths up to frame. Panel to sit on top. Mastic joint between floor and wall/skirting/plinths/end panels.	Item	10			
3.13	Allow 12mm ply overlay to timber sub- flooring, fixed at 150mm centres complete with threshold strips to compensate difference in FFLs. Allow to 10nr properties .	Item	10			
3.14	Ceiling Finishes Hack off defective ceiling plaster and renew with plasterboard and skim, making good all structures disturbed, relay new plaster to match existing. Allow 30sqm	sqm	30			
	ELECTRICAL WORK					
3.15	Allow for works to 10nr properties . Before any works are carried out within a property, the electrical contractor must test 10% of 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 project manager. Provision of new power installation within bathrooms, wiring accessories, extract fans and associated circuit wiring / containment. Inc bonding. Replacement of existing light fitting within Bathroom. Provision of new power installation within bathrooms, wiring accessories, extract fans and associated circuit wiring / containment. Inc bonding Extra Over cost if Bathroom Re-wire not required - Upgrading of existing main and supplementary bonding to meet the requirements of the current edition of IEE Wiring Regulations. Shower Circuit (any size)	Item	10			

3.16	Remove the existing Consumer Control Unit and repalce it with modern Consumer Control Unit. Allow to 10nr properties	Item	10		
	Allow works to 10nr properties . Provision of new power installtions within bathrooms, wiring accessories , extract fans and associated circuit wiring / containment. Inc bonding.				
3.17	Replacement of existing lighting within Bathroom. Extra Over cost if Bathroom Re-wire not required - Upgrading of existing main and supplementary bonding to meet the requirements of the current edition of IEE Wiring Regulations. Shower Circuit (any size)	Item	10		
	HEATING WORKS				
3.18	Relocate existing radiator	Nr	10		
3.19	Renew existing radiator	Nr	10		
3.20	Replacement of TRV/LSV per radiator	Nr	10		
2.43	CONTINGENCY SUM	Item			3,000.00

TOTAL - to Collection Page

£