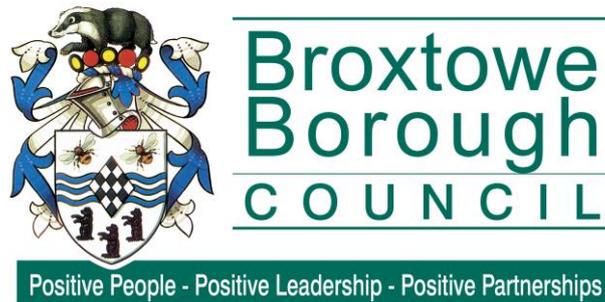


BROXTOWE BOROUGH COUNCIL

37 ANDERSON CRESCENT, BEESTON, NOTTINGHAM

**PROPOSED DISABLED
ADAPTATION**



PRICED SCHEDULE OF WORKS

MAY 2016

PRICED SCHEDULE OF WORKS

37 ANDERSON CRESCENT, BEESTON, NOTTINGHAM

ADAPTATION AND EXTENSION

1:00 DEMOLITION and ALTERATION:

1:01 GENERAL

All work is to be carried out in accordance with all relevant building regulations, planning approval and building control instructions and to the satisfaction of the Contracts Administrator. Please note Building Regulations will apply for this development (to be obtained by the Council). If, in the opinion of the contractor, any detail or part of the specification does not conform to current Building Regulations, they should contact the Contract Administrator before submitting a tender. All work should be based upon drawing Nos. CW16:009:001/002

1:02 GENERAL SITE PREPARATION

The Contractor will need to allow for all site preparation to facilitate the works; including but not limited to:
Removal and disposal of surplus concrete, slabs, greenery and topsoil.
Retaining safe access to the house and parking for the tenant and their family throughout the works.
Protection of the site.
Protection of existing structures and landscaping.
Area must be left clean and tidy upon completion.

1:03 DEMOLITION

- 1:03:01 Allow for disconnecting existing services internally and externally.
- 1:03:02 Carefully remove doors ED:01, ED:02, ED:03 and ED:04 along with all associated frames, linings and trim as required.
- 1:03:03 Carefully cut back internal wall between current bedroom and kitchen as shown on Demolition Layout plan CW16:009:001. Kitchen wall units affected to be removed and disposed of. Relocation of radiator noted elsewhere.
- 1:03:04 Carefully cut back and temporarily prop as necessary section of wall adjacent to ED:02 as shown on Demolition Layout plan 001.
- 1:03:05 Remove affected section of concrete path to front ready for formation of new ramping.
- 1:03:06 Cut back and grub up approx. one meter of hedge to create space for concrete splayed landing area.

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1:03:07 Allow to carefully take up section of rear Concrete slab path and decking in order to create new drainage connection. Decking is screwed and needs to be removed carefully and stored for reinstatement.			
1:03:08 Carefully disconnect and remove electric fire and surround. Put to one side to be collected by the Council.			
1:03:09 Cart away from site all debris arising from the demolitions.			
2:00 <u>GROUNDWORKS:</u>			
NOT USED			
3:00 <u>SUPERSTRUCTURE:</u>			
3:01 <u>LINTEL</u> - Lintel to new opening at D:01 to be: Catnic ref CG90/100 750 – 1700			
3:02 <u>INTERNAL WALL CONSTRUCTION</u>			
3:02:01 Construct studwork partition in new location between bathroom and bedroom allowing for fitting of pocket sliding door frame. Plasterboard each side with one inch clearance from floor.			
3:02:02 Stud out out existing door opening ED:03. Plasterboard each side (with one inch clearance from floor) so that walls line in once plastered.			
3:02:03 Allow for all necessary skirting boards, architraves, beading, etc. throughout to match existing, all to be pressure treated.			
3:03 <u>FLOORING</u>			
Bathroom to receive POLYFLOR polysafe Standard 2.5 slip resistant vinyl sheet floor covering; with edges dressed up wall to form continuous cove skirting with POLYFLOR cove formers and Ejecta CT strip to junction with wall. Colour to be chosen by tenant.			

4:00 WINDOWS AND DOORS:

4:01 WINDOWS

W:01 Bathroom Window

Supply and fit replacement obscured double glazed panes to existing window – obscured pattern to be matched to adjacent curved window but likely 'Cotswold'.

4:02 DOORS

4:02:01 DOOR D:02 Sliding Door

Supply and fix new timber flush ply sliding door to include new sliding door track on timber bearer to suit. With two D handles to match D:01 (DDA compliant). Supply and fit plywood pelmet to cover sliding door track. 600mm aluminium kick plates to either side of door. Supply and fit architraves, cloaking strips etc. Allow for new threshold.

4:02:02 DOOR D:01 Two-Way Swing Double Door

D:01 to provide min clear opening width of 1200 mm.

4 No helical double action hinges, sprung.

4 No D handles for easy operation.

Suitable latching mechanism.

600mm aluminium kick plates to either side of door.

Supply and fit SW door lining and architraves to door.

Door panels to be hollowcore and lightweight for ease of use.

Allow for new threshold to suit tenants choice of flooring and avoid any wheelchair obstruction.

4:02:03 DOOR D:03 Sliding Pocket Door
Bedroom/Bathroom

Supply and fit a sliding pocket door as per the following specification or similar approved:

Coburn Hideaway pocket door kit to include:

1 x Header assembly

4 x Steel wrapped studs

2 x Stud foot brackets

2 x 3 wheel hangars

2 x Hanger mounting plates

1 x Rubber door stop

2 x Nylon bottom guides

1 x Adaptor kit

Self adhesive brush strip

Door blank, 3 foot wide minimum.

D handle either side positioned for ease of use without unduly restricting maximum door opening.

Allow for threshold strip – type to be discussed with tenant to accommodate their choice of bedroom flooring.

4:02:04 DOOR ED:05 Composite Front Door

ED:05 is to be lowered to create a level access from the internal finished floor level out to the new ramp platform. This is to be achieved in two parts. First the existing concrete door step is to be removed along with the existing standard composite door threshold. The door can then be lowered down and re-fitted with a DDA threshold. The curved infill above the door will need to be re-made with timber stud work, insulation and new uPVC infills either side.

5.00 SANITARY FITTINGS:

GENERAL

Provide and fit new WC and washbasin to suit the wheelchair users needs. General fitting heights have been suggested however where possible it is suggested that heights are agreed with users on site.

5:01 NEW WC (including WC pan and cistern)

- Supply and install new Armitage Shanks “WHITE” ‘Contour 21’ close coupled WC pan, seat and cistern; complete with all cold water connections, overflow and connections to and including ‘STUB’ stack; include for all new pipework back to the existing cold water system and waste discharge pipework to adjacent stack.

5:02 WASH BASIN (No Pedestal)

- Supply and install new Armitage Shanks “WHITE” ‘Portman 21’ 60cm washbasin REF S229310 with two tapholes; complete with all hot and cold water connections, 75mm deep seal trap and waste connections to stub stack; include for all new hot and cold water pipework and waste discharge pipework.
- Supply and install Pegler ‘Performa Eco’ quarter turn lever ½” basin taps ref 308048, or similar approved, to wash basin.

Wall mounted wash hand basin set at approx. 800mm from floor.

5:03 SHOWER

- Shower Area
Supply and install AKW ‘Tuff Form’ level access shower former 1400 x 900, fitted in to joists as per fitting instructions.
- Shower Screen and Curtain
Supply and install AKW wet floor shower screen and curtain “Option NW Ref: 91332N”.

6:00 PLASTERER

6:01 GENERAL

New walls and Patched Plaster generally to be British Gypsum Thistle MULTI-FINISH plaster not less than 2mm thick on and including Thistle HARDWALL plaster undercoat not less than 11mm thick in accordance with BS 5492: 1977 and manufacturer's recommendations.

6:01:01 All newly built walls to be plastered as above along with any making good (patching) in all affected areas.

6:02 BACKING TO WALL TILES

Prepare walls as necessary and apply an appropriate fixing product to area to receive tiled finish as specified to ensure a good adhesion between wall finish and tiles.

7:00 WALL TILING

7:01 GENERAL

Wall tiling generally to be H & R Johnson's range ceramic wall tiles on cement:sand backing; colour to be choice of white/cream/candy beige 150mm square. Tenant to have choice of colour.

Allow for all making good of plaster prior to fixing of all trims; "WHITE" grout, approved WATERPROOF ADHESIVES, ARBO mastic to ALL internal corners, and the like to be included.

All edges will be formed by a white plastic trim.

DO NOT "dot and dab" the tiles to the walls.

7:02 WALL TILING TO BATHROOM

- Apply full height tiling above top of coved skirting to the full extent of the shower area and 3 no. tiles to sink splashback.
- Make good tiling around all appliances, pipework, etc.

8:00 HEATING AND PLUMBING INSTALLATION

8:01 EXISTING INSTALLATION

The existing plumbing installations must be tested prior to any alterations in the presence of the Clients' representative. Any defects which affect the operation of the system, which become apparent, to be rectified by the contractor at the Clients expense or the Client may at his discretion employ others to carry out the work. On completion of work to the existing system it shall be fully operational to the satisfaction of the Clients' representative.

8:02 GENERAL

The whole of the work shall be carried out by experienced plumbers under the direction of a registered Master Plumber.

8:03 HOT AND COLD WATER SYSTEM

Modify existing hot and cold water system as necessary to supply facilities to the new bathroom. Allow for all pipework and installation together with insulation of all pipework within unheated roof voids.

8:04 SANITARY INSTALLATION

- The whole of the sanitary installation and cold water and hot water installation shall be executed in accordance with the Regulations and Bye-Laws of the Water Authority, and all pipes shall be of the weights and gauges required by them.
- All valves, including any valves supplied by a Nominated Supplier, shall be submitted to, tested approved and stamped by such Authority before being used in the work.
- Immediately upon completion of the installations, the Authority shall be notified and all requisite tests carried out, including tests to ensure that the water is uncontaminated and suitable for drinking.
- All plastic overflow pipes to have plastic 'T' piece solvent welded onto external end as it passes through fascia or walling to prevent wind ingress and hence freezing.

8:05 CENTRAL HEATING

- It is essential that heating and hot water to the dwelling is maintained at all times. The tenant must be notified when it is proposed to carry out the work.
- Allow for removal of all unused materials and rubbish

appertaining to the installation.

- The plumbing sub-contractor is to design and install new Myson “Super Plus” (Powder Coated finish) Low Surface Temperature radiators, or similar approved, where indicated:

Bedroom – NR:01 Supply and fit new 1200 double radiator in location of existing radiator.

Kitchen – ER:01 Relocate existing radiator to side wall as shown in Proposed Layout CW16-009-002.

- Allow for Thermostatic Radiator valves to all new radiators.
- Allow for new distribution pipework, drain cocks, vents, pipework, etc. required for extending existing system, together with the replacement of any ports and/or equipment due to the increase in the existing system.
- Allow for all builders’ work commissioning and testing in connection with the above installation.
- Contractor to provide calculations of radiator sizing.

8:06 GAS SAFETY REGULATIONS

- The whole of this contract must be carried out in accordance with Statutory Instrument 1998 No. 2451 Health and Safety The Gas Safety (Installations and Use) Regulations 1998 a copy of which is available for inspection at the Council Offices.
- This will include certifying that the appliance is checked for electrical or gas supply safety.
- A certificate will be completed on the completion of any servicing or pipe work alterations and submitted to the employer on a daily basis. In addition any work carried out during a breakdown visit will be recorded and a copy of the report submitted to the employer at the end of each day.
- Each person employed to carry out this work will be competent to carry out such work. Broxtowe Borough Council defines competence as that detailed in the Health and Safety Commission Approved Code of Practice Standards of Training in Safe Gas Installation (ISBN 07176 06031). These must meet the qualifications set out in the Council for registered gas installers consultative documents. The criteria for qualification, training and experience of gas fitting operatives will be employed to carry out repairs and maintenance of the Council's gas appliances. Furthermore they shall have reached the Health and

Safety Commission Approved Code of Practice and Standards of Training in Safe Gas Installation or Nationally Accredited Certification Scheme Assessment courses in the following elements.

Safety Legislation and Basic Safety
Combustion and Control
Flues and Ventilation
Pressure and Flow
Domestic Pipework Installation
Electricity and Its Control
Control System
Central Heating Wet Systems
Domestic Central Heating Dry Systems and Warm Air Systems
Domestic Cookers
Domestic Space Heaters
Domestic Hot Water Heaters
Fault Diagnosis, Service and Maintenance

- Evidence will be required that all operatives employed on the works are qualified prior to the contract commencing.
Note: Any work carried out during the out of hours service will be carried out by staff who reach the qualification criteria described above.

a) Appliances and Services

All appliances and services must be installed in strict accordance with the manufacturers instructions and Gas Safety Regulations. On completion of the final checks to ensure the system is fully commissioned the contractor will submit to the employer a completion certificate.

b) Registration of Gas Safe.

- All contractors who submit tenders must be a member of Gas Safe The Council for registered gas installers and approved for the type of work relating and described in this document.
- As part of the tender the contractor will be required to submit details of his membership, in addition any sub contractors who are to be employed must be members of Gas Safe. and their proof of registration must also be submitted.

c) Attendance by other trades

- Should any other trades be employed on the works the contractor must make them aware of the Gas Safety (Installations and Use) Regulations 1998.
- On completion of works by other trades appliances must not be used, until this installation has been checked for correct

operation and installation together with safety checks which must be carried out by a person qualified as described in the Gas Safety Regulations.

GAS INSTALLATION

To be incorporated in the contract documents.

Due to Copyright restrictions, the following documents are not enclosed, however, they are available at the Council Offices for viewing if required.

1. Statutory Instrument 1998 No. 2451 Health & Safety. The Gas Safety (Installation and Use) regulations 1998.
2. The Council for Registered Gas Installers Consultative Document. The Criteria For Qualifications, Training and Experience of Gas Fittings Operatives.
3. Health & Safety Commission Standard of Training in Safe Gas Installation Approved Code of Practice or Nationally Accredited Certification Scheme Assessment Courses.

In completing the proposed works the following statutory documents must be complied with:-

Health & safety At Work Etc Act 1974
Gas Act 1986
Building Regulations 1991
Gas Safety (Installation and Use) Regulations 1998

Building Regulations 1991 Approved documents.

9.00 ELECTRICAL INSTALLATION

Please note, the contractor is not required to rewire the whole dwelling. This specification is given to the quality and type of equipment expected to the new extension.

9:01 GENERALLY

Regulations

The work must be carried out by a member of the National Inspection Council for Electrical Installation Contracting and shall comply with the latest edition of the Regulations for the Electrical Equipment of Buildings issued by the Institution of Electrical Engineers including all current amendments, the 17th Edition of the IEE Wiring Regulations, Building Regulations, Regulations of the local electricity supply authority, British Standards Code of Practice, Health and Safety at Work Act, Electrical Equipment (Safety) Regulations, Plug and Socket (Safety) Regulations and the Gas Safety (Installation and Use) Regulations 1994.

9:02 Testing

- The contractor will supply all notices upon the supply Authority for testing, pay all fees in connection therein and any additional fees required for re-testing.
- The Supervising Officer shall have the authority to require any material or work to be tested at the contractor's expense, in order to prove both soundness and good practice.
- The installation shall be tested for insulation and continuity in accordance with the I.E.E. Regulations as the work proceeds and before any connection is made to the switch or consumer unit terminals.
- In the event of either materials or work, with or without being tested, be considered defective, such materials or work at the contractor's own expense, shall be amended immediately in a proper and satisfactory manner, upon notification by the Supervising Officer.

9:03 Earthing and Bonding

- The whole of the Electrical Installation and all other equipment and apparatus connected thereto, shall be earthed in accordance with the I.E.E. Regulations and the Supply Authority. P.M.E. earthing shall be used if the local supply authority will make it available. All installations must be fitted with R.C.D. Protection.
- The contractor shall include for bonding all services and ascertain from the supply authority that they will supply an earthing terminal or allow earthing to their incoming cables.

- If the Supply Authority will not accept the above methods, for earthings, the Contract Administrator must be informed forthwith.

9:04 Position of Points

- The position of switches and sockets will nominally be as follows,
Exact locations and heights etc will be agreed with tenants prior to fixing to suit disabled tenants needs.

Light Switches	1350mm	
Switched Socket Outlets	1100mm	
Spur switches	2180mm	
Luminaire	2400mm (Min)	To the underside.
Ceiling switch pull cords	600-800mm	To the end of cord.
Shower pull switch	1000mm	To the end of cord.

9:05 Description of Work

9:05:01 The works shall comprise of extensions to the existing electrical installation in accordance with this specification to the entire satisfaction of the Clients Representative and will include provision for cutting chases, cutting holes capping and making good of plaster.

Bedroom 3 Double sockets with outboard rockers
 1 HL fused spur for hoist
 1 single light switch for bedroom lighting

WC/ Shower 1 Fused spur for extract fan
 1 Fused spur for electric wall heater
 1 50 Amp pull switch for elec. shower
 1 Mira Advance ATL flex electric shower 9.0 kw
 1 ceiling switch pull cord for bathroom lighting

Kitchen 1 relocated single light switch

9:06 Extract Fan

The main contractor will include provision for the installation of the extract fan, the electrical contractor shall allow for fixing the following:

Manrose XF150BHP 150mm with humidity control, integral timer and pullcord override).

Allow for drilling hole through cavity wall.

Fixing will include "BROWN" grill to the exterior and all ducting, boxing in and making good brickwork and the like.

Wall Heater

Supply and fit Wall Heater - Dimplex FX20IPX4 fan heater with pull switch & function indicator.

9:07 Lighting

Bedroom Existing fitting relocated

Shower/WC 1 no. TamLite CIRCLIGHT CL360/116
bulkhead

Smoke
Detector Aico Ei156 Optical detector
with built in rechargeable
battery

9:08 Electric Shower Unit

Supply and install new Mira 9.0 kW ADVANCE ATL flex electric shower unit securely fixed to tiled wall at 1 meter floor to centre of control box, with an extended hose and sidebar. Allow for all electrical connection from the shower unit as specified; allow for all electrical connection from the shower unit to and including new circuit back to the consumer unit together with new Fuse/circuit breaker; include for bonding as necessary; allow for all plumbing connections including installation pipework in chromium plated copper and all cold water connections to the shower unit and existing cold water system.

10:00 DRAINAGE

10:01 EXISTING DRAINAGE

- Before starting work, check levels and positions of existing drains, inspection chambers and manholes against the assumed positions on drawings and report any discrepancies. It is worth noting that we are unaware of a manhole on the property. The closest manhole in next door at 39 (also council owned, access is not a problem).
- The whole of the drainage shall be carried out in accordance with the rules and regulations of the Local Authority and no trenches shall be filled until the drains have been tested and passed by the Authority.
- Break out redundant drain pipes as necessary; seal off with concrete to prevent vermin gaining access to the drainage system as required: -

10:02 **NEW DRAINAGE** (Above Ground)

10.02.01 Install new 75mm vented stub stack on rear wall of house behind new WC and connect to existing foul drain, allow for connecting above ground waste pipes from new WC and wash basin into stub stack.

10.02.02 WC to have 50 mm deep trap and 110 mm dia waste pipe connecting to new stub stack.
Wash hand basin to have 75 mm deep traps and 32mm dia waste pipes connected to new stub stack.

10.02.03 Supply and lay new 110 mm flexible jointed drain pipe from trapped shower outlet running to stub stack within fabric of floor construction. Allow for Manifold connection if required.

10:03 **NEW DRAINAGE** (Below Ground)

10.03.01 Construct new precast concrete inspection chamber, nominal size 600 x 450 mm, at a sufficient depth to extend and connect in to existing drainage. Allow for rectangular concrete cover and surround.

10.03.02 Supply and lay 100 mm flexible jointed drain pipe from stub stack and make connection into drain.

10.03.03 Allow for all associated work e.g. excavation, jointing, haunching and backfilling.

10.03.04 All pipes to be laid with care to true and even falls, perfectly straight both in line and gradient and the inside of each pipe to be wiped clean so that the full bore is truly concentric and unobstructed.

11:00 **EXTERNAL WORKS**

11:01 Form concrete platform and ramp to front door ED:05 as shown on CW16.009.002. Platforms to be laid level with internal finished floor level and side access path to provide level access. Top platform to re-form the original concrete door threshold (at the new lower level) to run through in to new ramp construction. Aco drain to be fitted on building threshold (as shown) and drained to side with downpipe. Surface of both platform and ramps to be tamped to provide non-slip surface.
Concrete to be laid at a min depth of 150 mm below ground level, on bed of sand blinded hardcore min 100 mm deep.
Concrete to be a C10 mix with steel reinforcement as required. Ramp to be laid at a max. gradient of 1:12.
Slabbed upstand to be used to form edge with a min upstand of 100 mm.

Supply and fix polyester powder coated (white) galvanised

mild steel handrails on platform and ramp (outer edge only).
All to comply with the requirements of BS 8300:2001.

11:02 Make good to rear pathway and decking following new
drainage connection.

12:00 FITTINGS

12:01 Allow for the supply and fit of four number grab rails,
locations to be specified at the end of the job with the input
of the OT and tenant.

12:02 Supply and fit wide threshold/ramp in location of removed
wall between kitchen and living room to overcome the
difference in floor level and allow wheelchair access.

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COLLECTION

1.0	Demolition and Alterations	£
2.0	Groundworks	£ ---
3.0	Superstructure	£
4.0	Windows and Doors	
4.01	Windows	£
4.02	Doors (Internal and External)	£
5.0	Sanitary Fittings	£
6.0	Plasterer	£
7.0	Wall Tiling	£
8.0	Heating and Plumbing Installation	£
9.0	Electrical Installation	£
10.0	Drainage	£
11.0	External Works	£
12.0	Fittings	£

TOTAL CARRIED FORWARD TO PRICE BREAKDOWN

