

Contract Number MAR0012

Specification for Village house numbers 27 and 33 refurbishments

Introduction

This specification is for the refurbishment of 2 student accommodation houses. The refurbishments involve the redesign of the kitchen dining room area, to shared open space; replacement of 2 shower room suites; the redecoration of bedrooms, hall, stairs and landings; and replacement flooring coverings throughout each property.

Both houses requiring refurbishment and redecoration are four bedroomed, with two shower rooms, a kitchen and separate dining room. The ground floor accommodates the kitchen, diner and one shower room and one bedroom. The first floor has X bedrooms and a shower room.

The houses will be used for accommodation for students that attend the university. Generally, the houses are in good condition but need refreshing to come in line with the other accommodation in the Village site.

The refurbishments require four distinct areas of works. This is being let as one contract to provide all the works required.

- Refurbishment of 2 x Kitchen / diner to Open space
- Refurbishment of 2 x Shower rooms
- Decorating of 8 x bedrooms, 2 x halls, stairs and Landings
- Flooring for the open space and shower rooms

Below is a description for each area, with additional specification detail in the appendices included with this document pack.

Refurbishment of 2 x Kitchen / diner to Open space

Kitchen Diner to Open living space House number 27

The kitchen / diner refurbishment will involve the removal of a supporting wall between the kitchen and dining room, to providing an open plan living area with a new fitted kitchen and breakfast bar. This work will include the removal of the kitchen units and appliances, including light fittings, sockets and switches where needed. The siting and fitting of all electrical and plumbing works, fitting of a new kitchen and appliances and making good all ceilings and walls including the skirting and door frames. Photos and more detail are available in Appendix 1.

Kitchen Diner to Open living space House number 33

The kitchen / diner refurbishment will involve the removal of a supporting wall between the kitchen and dining room, to providing an open plan living area with a new fitted kitchen and breakfast bar. This work will include the removal of the kitchen units and appliances, including light fittings, sockets and switches where needed. The siting and fitting of all electrical and plumbing works, fitting of a new kitchen and appliances and making good all ceilings and walls including the skirting and door frames.

Specification Document

Photos and more detail are available in Appendix 1a.

Refurbishment of 2 x Shower rooms 27

The two shower rooms are located one on the ground floor and one on the first floor. Each room requires the removal of the existing fittings, basin, toilet and shower cubicle, and replacement of electric switches, basin, toilet, shower tray and shower cubicle and the electric shower.

The layout of the fittings will remain the same except for the removal of a small stud wall at the side of the shower cubicle, this will be removed, and a two-sided glass cubicle put in.

Walls and ceilings will be made good and waterproof shower panelling used in the shower cubicles and at the back of the basins. The room will be decorated in one colour using appropriate bathroom paint.

Photos and more information can be found in Appendix 2

Decorating of 8 x bedrooms, 2 x halls, stairs and Landing

The remainder of each house, four bedrooms, hallway, stairs and landings will be repainted.

This will include all woodwork, walls and ceilings.

Paint colour will be agreed with the F&S Manager at the start of the works.

More information is available in Appendix 3

Flooring throughout both houses

Non slip vinyl fitted in all shower rooms

Vinyl flooring throughout the shared open space.

More information is available in Appendix 3

Additional Information

All contractors must comply with Contractors handbook. Appendix 4. Please refer to Section 11 regarding RAMs and Section 23 regarding Asbestos. Please note an additional Covid-19 Risk Assessment will need to be provided to follow government guidelines until further notice.

Daily work checks and weekly inspections will be carried out by Head of Estates and Facilities and Services Manager.