



PROJECT SPECIFICATION

Pier Masters House Refurbishment

at

**MERSEYSIDE MARITIME MUSEUM
ALBERT DOCK
LIVERPOOL
L3 4AQ**

for

NATIONAL MUSEUMS LIVERPOOL

National Museums Liverpool
Estate Management Department
127 Dale Street
Liverpool
L2 2JH

November 2018
Tender

C O N T E N T S

1.0	Preliminaries & Preambles
2.0	Specification
3.0	Provisional Sums
4.0	Contingencies
5.0	Tender Summary Sheet

2.00	SPECIFICATION Pier Masters House Refurbishment		
1.0	Generally		
	The standard of works shall be in compliance with the current British Standards and shall be executed to the entire satisfaction of the surveyor		
1.1	Site Access Vehicles are only permitted to site adjoining the Pier Masters House via the riverside promenade. Access is permitted only after written confirmation from Gower Street Estates.	£	P
1.2	Protection Protect all fixtures and fittings including balustrades, doors and linings etc from damage for the duration of the works.	£	P
	To Collection	£	P
	Internal Repairs	£	P
	All furniture will have been previously removed from the building except second floor kitchen and second floor bathroom which must be isolated and stripped out through the contract.		
	To Collection	£	P
2.0	Plaster Repairs		
2.1	<u>Second Floor Kitchen</u> Hack off defective plasterwork back to brickwork and panel out areas of formerly removed plasterwork with British Gypsum Moisture Resistant Tapered Edge Board 2400 x 1200 x 15mm on galvanized steel Gypliner Universal metal wall lining system. Skim with Thistle Multifinish thistle board finish pretreated with Thistle Bond-it	£	P
2.1	<u>Second Floor Office</u> Hack off defective plasterwork back to brickwork to corner of office and reinstate with Renderlite renovating plaster.	£	P
2.3	<u>First Floor Childs Bedroom</u> Take down affected dry lining boarding and associated battens to river facing wall and hack off plasterwork to gable wall and replace with British Gypsum Moisture Resistant Tapered Edge Board 2400 x 1200 x 15mm on galvanized steel Gypliner Universal metal wall lining system. Skim with Thistle Multifinish thistle board finish pretreated with Thistle Bond-it	£	P
2.4	<u>First Floor Pier Masters Bedroom</u> Hack off defective plasterwork back to brickwork to corner of bedroom and reinstate with Renderlite renovating plaster.	£	P
2.5	<u>Ground Floor Kitchen</u> Carefully cut back defective plaster boarding above high level shelf and replace with British Gypsum Moisture Resistant Tapered Edge Board 2400 x 1200 x 15mm on existing support structure.	£	P

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2.6	<u>Ground Floor Parlour</u> Carefully remove defective plaster skim in corner of room and re skim prior to redecoration.	£	P
2.7	<u>Ceiling Plaster Repairs</u> Rub down water damaged plasterwork to the perimeter of ceilings, fill or skim and stain block prior to redecoration of whole ceiling. Locations: Ground Floor Kitchen First Floor Bedroom Second Floor Kitchen	£	P
2.8	<u>Former Smoke Detectors</u> Take off lining and perforated boarding to former ceiling mounted smoke detectors, plasterboard over and skim prior to redecoration. 5 no. locations	£	P
	To Collection	£	P
3.0	Joinery Repairs		
3.1	<u>Skirtings</u> Carefully take off skirtings to walls were plasterwork dry lining repairs are needed and reinstate on new timber grounds including any necessary adjustments upon completion of plasterwork repairs.	£	P
3.2	<u>Door Repairs</u> Cut out and splice repair around defective internal door ironmongery.	£	P
3.3	Lift and relay any second floor floorboards necessary for plumbing and electrical works.		
3.4	<u>Entrance Door</u> Take out existing entrance door and frame preserving the existing external canopy. Manufacture from external quality 44mm thick solid core blanks two doors with rebated meeting in new frame. Supply the following ironmongery 1 ½ pair stainless steel butt hinges. 2 no Briton 376E vertical panic bolt, 378E reversible rim panic latch and 378DDS double door strike	£	P
3.5	<u>Window bars</u> Manufacture and fix steel window bars in frame to back staircase window. Bars to be set in 50 x 25mm frame with 15mm diameter bars welded to frame	£	P
	To Collection	£	P

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4.0	<p>Central heating System</p> <p>Accept CBRE quotation ref 0567193 to provide a new central heating system with wall mounted boiler supplied of existing gas main. Pipework to be surface mounted in vertical drops concealed within chimney breast alcove and to the side of window frame lining. Lifting of boarding for underfloor horizontal runs is restricted to second floor rooms only.</p> <p>Value £14,059.00</p> <p>Allow for all profit and attendance.</p>	£	P
5.0	Bathroom Refurbishment		
5.1	<p><u>Stripout</u></p> <p>Remove existing bathroom fittings and supply and fix Twyford's Alcona WC and pedestal wash hand basin.</p>	£	P
5.2	<p>Supply and install close coupled WC including any adaptations to the supply and drainage.</p> <p>Horizontal outlet AR1148WH</p> <p>Flushwise® fitted cistern assembly with fittings:</p> <p>Dual 4/2.6L flush, push button AR2342WH</p> <p>(note: Cistern can be adjusted to 6/4L, standard flush.)</p> <p>seat and cover</p> <p>Bottom fix stainless steel hinge AR7815WH</p> <p>With soft closing mechanism AR7853WH</p> <p>wc outlet connector</p> <p>P trap outlet connector WF1240WH</p> <p>S or turned P trap connector WF1241WH</p> <p>Bottom outlet connector WF1224XX</p> <p>material</p> <p>Vitreous china.</p> <p>colour</p> <p>White WH.</p> <p>fixings</p> <p>WC screwed to floor.</p>	£	P
5.3	<p>Supply and install Alcona 400 Handrinse wash hand basin</p> <p>Handrinse</p> <p>400 x 330mm:</p> <p>2 tap holes AR4812WH</p> <p>pedestal</p> <p>Pedestal GR4910WH</p> <p>taps & mixers</p> <p>1/2" lever action pillar taps</p> <p>Pair SF2401CP</p> <p>6" Long levers (pair) SF2704CP</p> <p>Basin tap flow regulator</p> <p>6ltr/min (pair) SF6006XX</p> <p>finish</p> <p>Chrome plated CP.waste & traps</p> <p>fixings</p> <p>Wall bolts (pair) SR1015XX</p> <p>material</p>	£	P

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	Vitreous china. colour White WH.		
	Include for all adaptations of plumbing system		
5.4	<u>Splashback</u> Provide 4 courses of 100 x 100mm white tile. splashback to wash hand basin.	£	P
5.5	<u>Splashback</u> Provide 4 courses of 100 x 100mm white tile splashback above toilet cistern.	£	P
5.6	<u>Mirror</u> Supply and fix bathroom mirror approx. 600 x 400.	£	P
	To Collection	£	P
6.0	Kitchen Refurbishment	£	P
6.1	Supply and install the following kitchen furniture 1000 x 600 base unit 500 x 600 base unit with single top drawer. 500 x 600 drawer pack Colour cream units Supply and fix 2000 x 650 x 38mm worktop.		
6.2	<u>Water Heater</u> Supply and install 5 litre Santon Speediboil Boiling Water Heater including all plumbing and electrical works.	£	P
6.3	<u>Splashback</u> Provide 4 courses of 100 x 100mm white tiles splash back full length of worktop.	£	P
	To Collection	£	P

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7.0	Electrical Works	£	P
7.1	Accept quotation from C P Hoods for electrical works identified in their report. Reference IM/TG/20/11/2018 £1950.00 Allow for all profit and attendance. Additional electrical works In addition to above obtain from C P Hood quotation for additional electrical works consisting of		
7.2	<u>Entrance Area</u> Take down existing lighting and track and supply and fix ten dimmable spot lamps to ceiling including new light switch next to glazed screen.	£	P
7.3	<u>Automatic door supply</u> Supply and fix new electrical spur to door entrance area for power operated sliding door.	£	P
7.4	<u>Power Assisted Door Closer</u> Supply and fix new electrical spur to rear door at bottom of stairs for assisted door closer.	£	P
7.5	<u>Kitchen Boiler</u> Extend supply from redundant hot water cylinder to new boiler position terminated with a fused spur ready to connect to boiler.	£	P
7.6	<u>Staffroom Kitchen</u> Twin power sockets to Staffroom kitchen	£	P
7.7	<u>Main Entrance</u> Twin power sockets to main entrance	£	P
	To Collection	£	P
8.0	Floor Finishes		
8.1	<u>Bathroom and Kitchen.</u> Lift existing floor covering. Overlay with 6mm ply prior to laying Barley Cove Polysafe Quattro PUR to bathroom and kitchen including silicone seal to perimeter and including any necessary welded joints.	£	P
8.2	<u>Stairs and Landings</u> Take out existing red stair carpet and renew from ground to second floor with hessian backed carpet 600mm wide extending full width of stairs and landings with brass stair rods	£	P
	To Collection	£	P

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<p>9.0 9.1</p>	<p>Automatic Entrance Door <u>Sliding Door</u> Accept ADC Automatic Door Company quotation 9321 ADC to supply and fix automatically operated glazed door and screen to the entrance area. Operational controls to include manual control and automatic operation via sensors. Sliding Door. £5,324.19 Allow for all profit and attendance.</p>	<p>£ P</p>
<p>9.2</p>	<p><u>Powered Door Closer</u> Accept ADC's quotation to supply and fix assisted door closer to external door to the exit staircase. Door Closer £1,680.48</p>	<p>£ P</p>
<p></p>	<p>To Collection</p>	<p>£ P</p>
<p>10.0</p>	<p>Redecoration Redecorate all painted surfaces throughout as included in the colour schedule to be issued prior to commencement of works. All colours to match existing. Ceiling - 2 coats matt emulsion including stain block to damp affected areas. Walls - three coats matt emulsion including stain block to damp affected areas. Woodwork – One coat undercoat and two coats vinyl silk to doors, frames and architraves. Two coats gloss paint to staircase balustrade, stairs and second floor timberwork. Wood stain all stains surfaces to staircases. One coat primer, one undercoat and two coats black gloss to new external entrance door and frame. One coat primer, one coat undercoat and two cost black gloss to new window bars. Paint window frame externally prior to fitting security bars. To Collection</p>	<p>£ P</p> <p>£ P</p>

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3.0	Provisional Sums	£	P
	Include the sum of £1,000 (One thousand pounds) for additional electrical works.	£ 1,000	
4.0	Contingencies	£	
	Include the sum of £5,000 (five thousand pounds) for contingencies, to be expended as directed or deducted in whole or part if not required by the Contract Administrator	£5,000	
	To Collection	£6,000	

5.0 TENDER SUMMARY SHEET

	Preliminaries	£
2.0	Specification	
1.0	Generally	£
2.0	Plaster Repairs	£
3.0	Joinery Repairs	£
4.0	Central Heating System	£
5.0	Bathroom Refurbishment	£
6.0	Kitchen Refurbishment	£
7.0	Electrical Works	£
8.0	Floor Finishes	£
9.0	Automatic Entrance Doors	£
10.0	Redecoration	£
3.0	Provisional sums	£1,000
4.0	Contingencies	£5,000
	Total	£