

SPECIFICATION/Schedule

of the

Works (Phase 1) and Materials

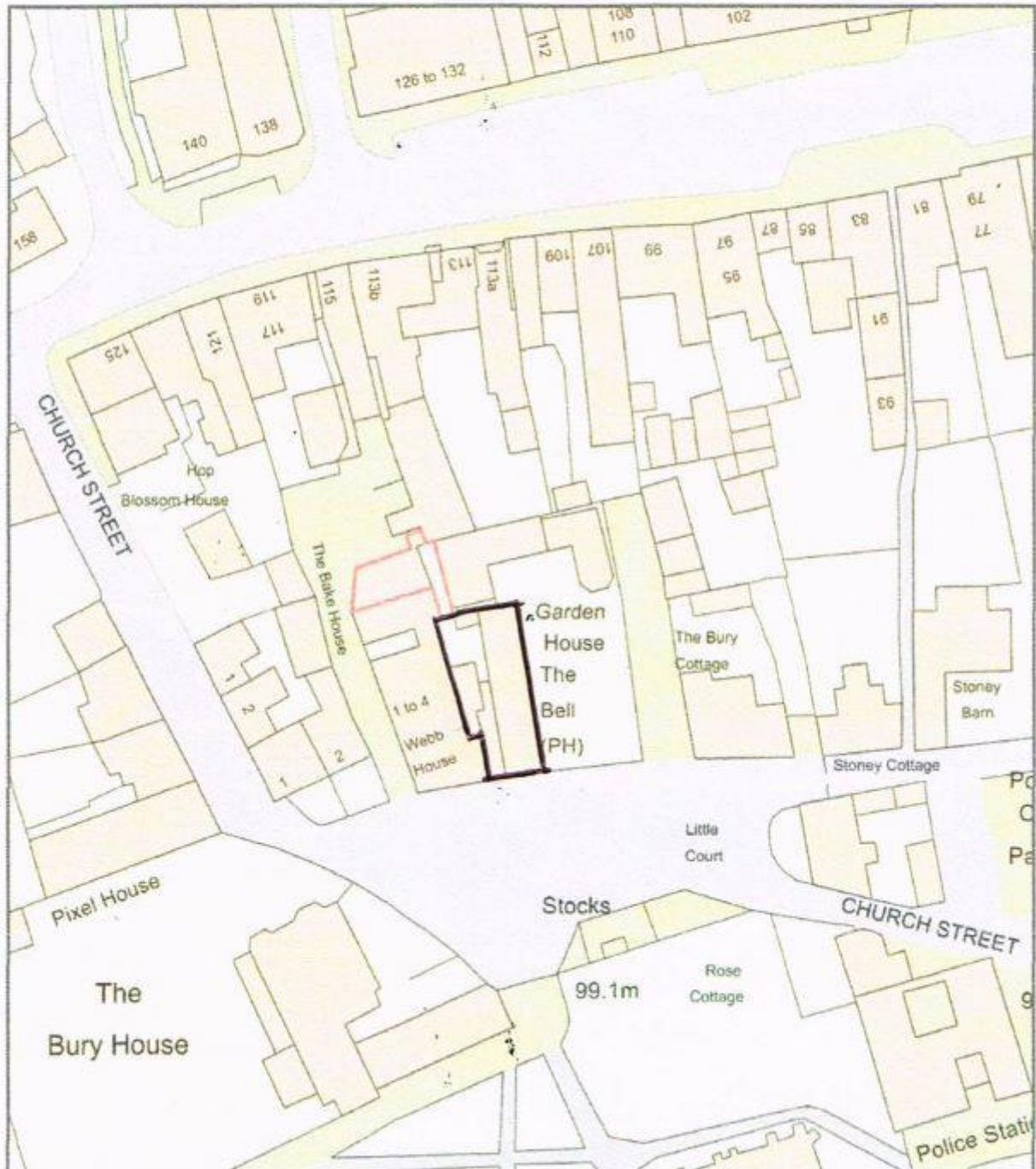
required at

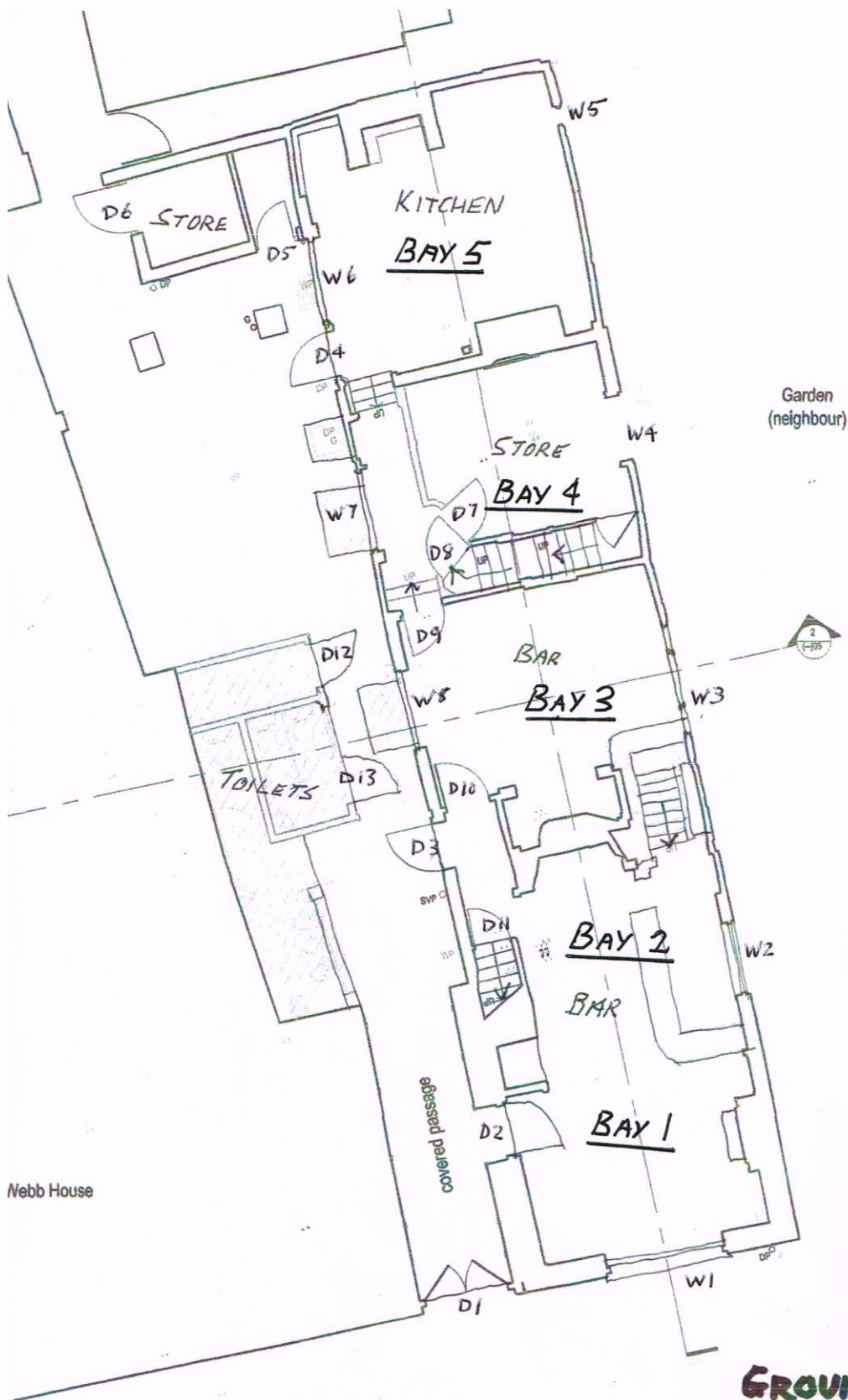
The Bell P.H. in the Bury, Odiham.

for

Odiham Community Interest Company

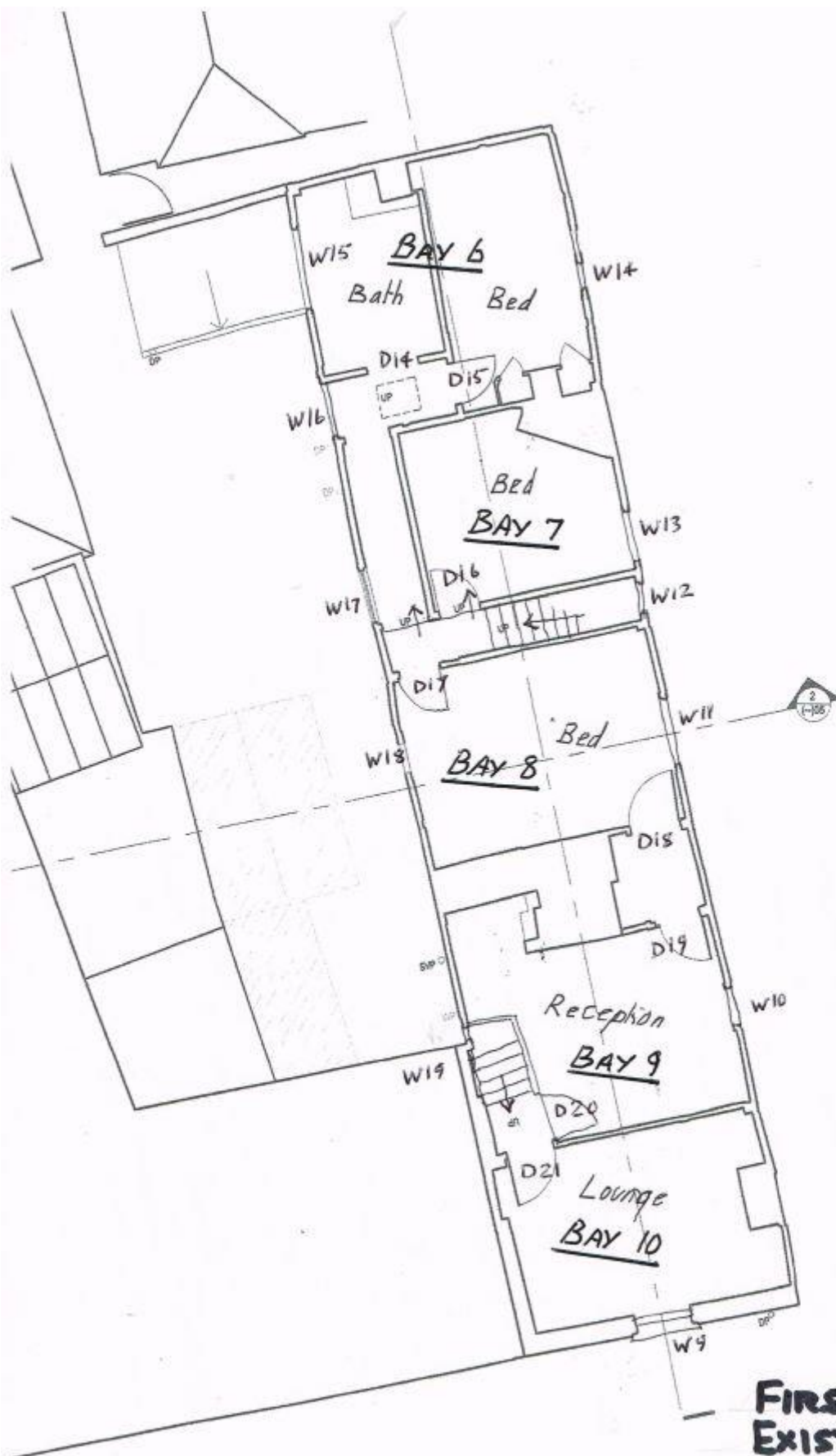
The Bell PH





**GROUND FLOOR
AS EXISTING**

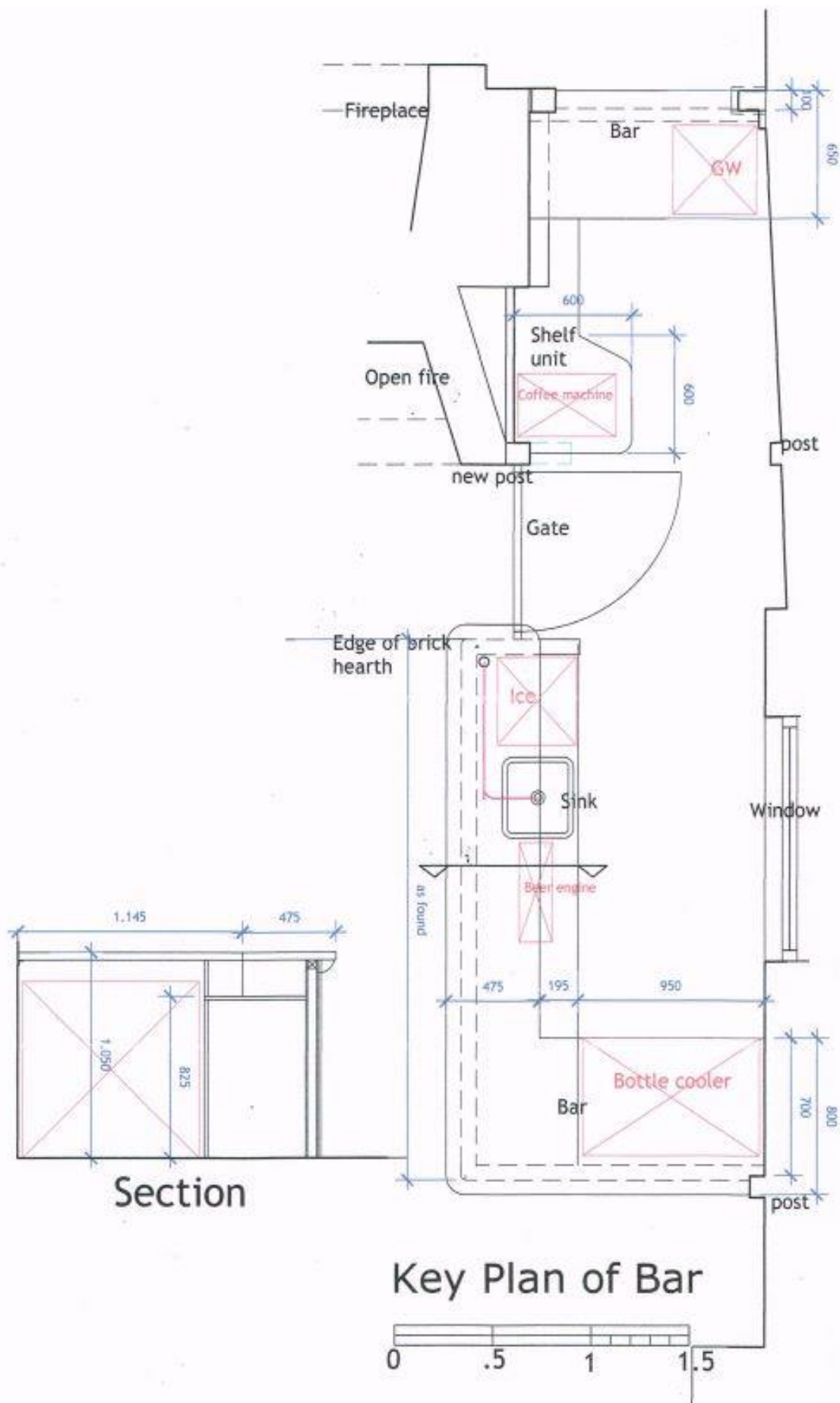
Church Street

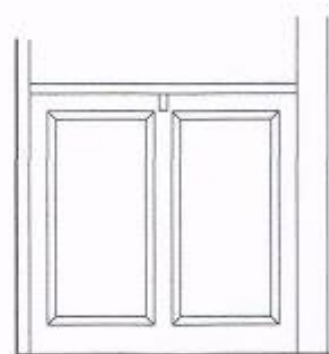
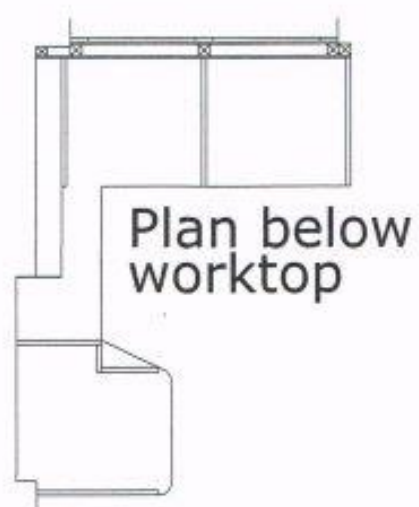
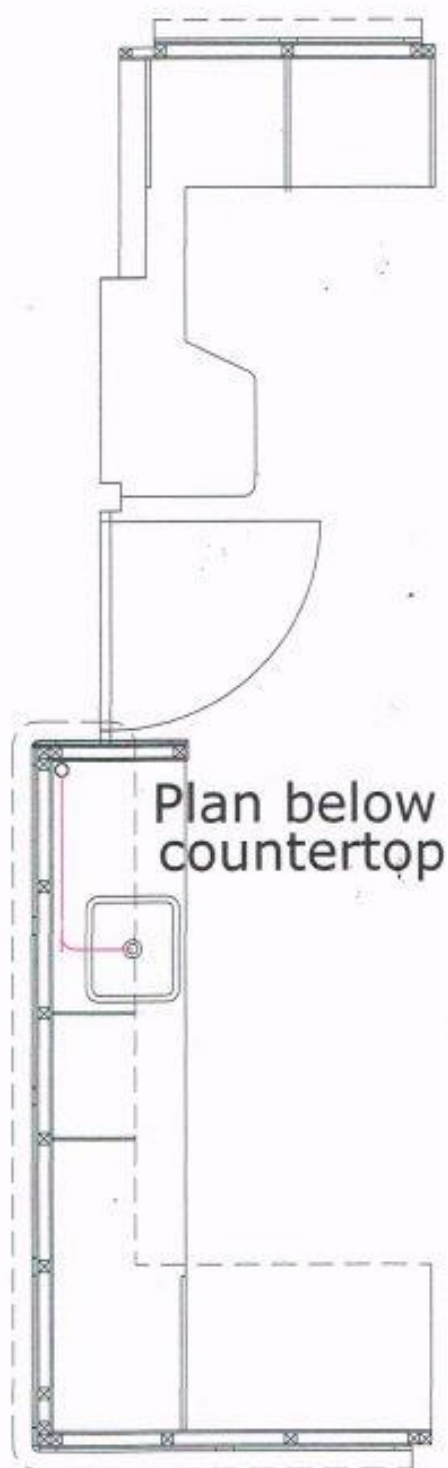


**FIRST FLOOR
EXISTING**

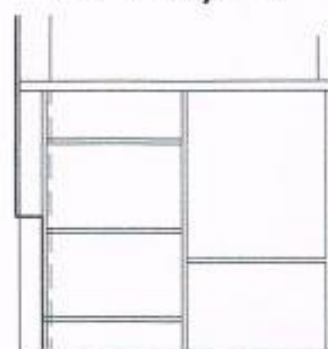
Existing Basement Layout

PLAN 5

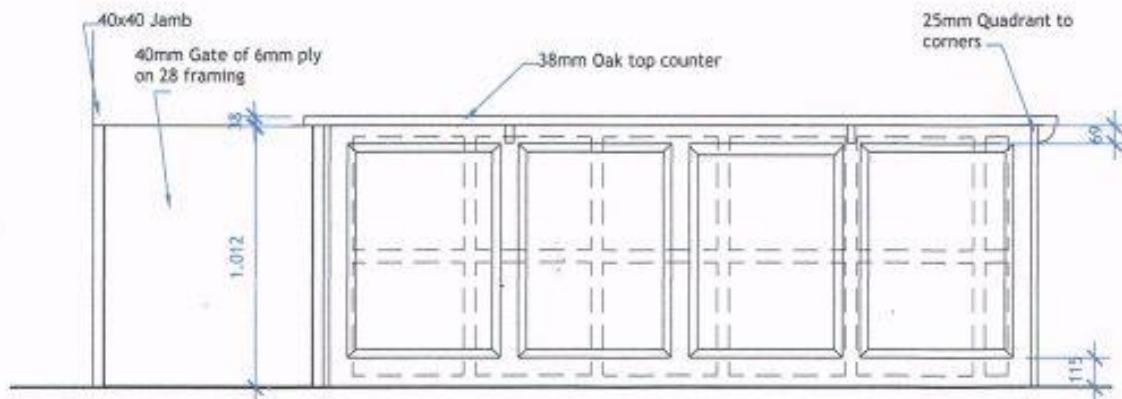




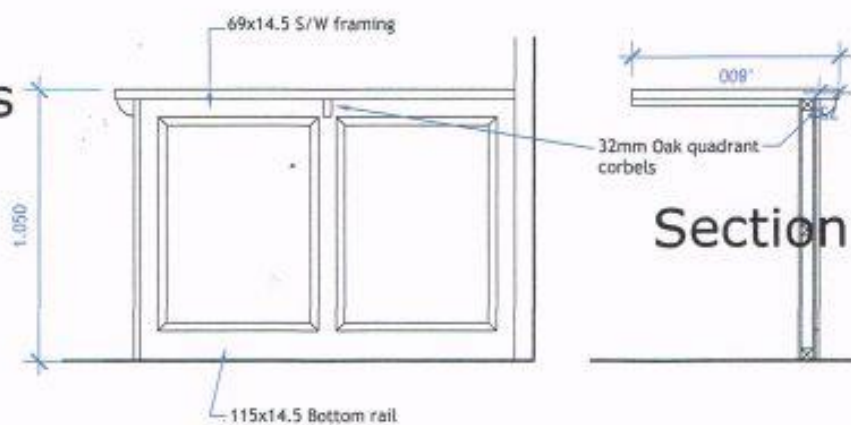
Elevation to Bay 3



Inner elevation

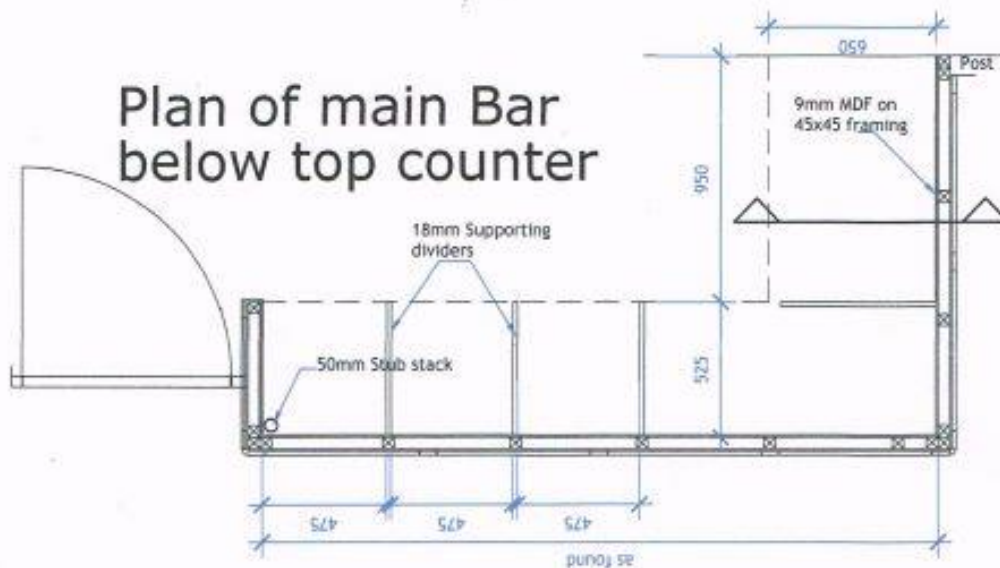


Elevations
of main
Bar



Section

Plan of main Bar
below top counter



Elevation/Sections of Bar



	<p>Section 1-PRELIMINARIES</p> <p>A <u>Specification</u> of the works and materials required at The Bell P.H. The Bury, Odiham, Hampshire, RG29 1LY This specification is sectioned as</p> <ol style="list-style-type: none"> 1 Preliminaries 2 Externals and General 3 Toilets 4 Cellar 5 Ground Floor-main building 6 First Floor-main building 7 Services <p>B <u>Employer</u> The term employer shall mean Odiham Community Interest Company of c/o The Bridwell, The Bury,Odiham,HOOK,Hampshire, RG29 1NB,</p> <p>C <u>The works</u> The works are those required in the general repair and re- instatement of a stripped-out public house.</p> <p>D <u>The site</u> The site is a 5-Bay, two-storey plus partial basement, oak framed building erected circa 1600 and is grade II listed as a building of architectural or historical interest.</p> <p>E <u>Drawings</u> A true-to-scale block/site plan is provided together with sketch plans of Ground Floor, First Floor, Cellar/Barn & yard. Each bay of the main building is annotated 1-10 as is each door and window as referred to in this specification.</p> <p>F <u>Execution of the works</u> The works shall comply with all applicable CDM, Building and Health and Safety regulations.</p> <p>The works shall be carried out in the shortest possible continuous period operating within the hours of 0800 and 1700 Monday to Friday. Operatives, plant and materials shall be restricted to the demise of the employer and shall not trespass any other property.</p> <p>The contractor shall take all appropriate and as directed steps to prevent degradation of the building's security by reason of his presence or execution of the works.</p> <p>The contractor shall keep the site, buildings, adjacent roads and footpaths etc. clean during the progress of the works and shall cart away all dirt, rubbish and surplus materials as the work proceeds and at their completion.</p>			
--	--	--	--	--

A	<p><u>Supervising Surveyor</u> The term supervising surveyor shall apply to Derek Begent MRICS, MBIAT.</p>			
B	<p><u>Form of Contract</u> A form of contract shall be created by the written acceptance on behalf of the employer of the contractor's tender. Such acceptance, the contractors tender and this specification shall form the contract documents.</p>			
C	<p><u>Protection</u> The contractor is to take care of all new and existing works and shall protect the building as necessary from damage.</p>			
D	<p><u>Additional Works</u> The contractor shall give due notice to the Supervising Surveyor of any works which in his opinion constitute a variation to the contract.</p> <p>The contractor shall not be at liberty to execute without the Supervising Surveyors written approval any such additional works or any instructed by a Local Authority official, tenant or any other servant of the employer.</p> <p>All additional works shall where possible be priced pro-rata to submitted prices or otherwise by agreed dayworks.</p>			
E	<p><u>Standards</u> Materials and workmanship are to be in accordance with the relevant British Standard or BS Code of Practise where applicable.</p> <p>Where no suitable Standard or Code exists for the particular item, approval of materials and workmanship for such shall be obtained from the Supervising Surveyor prior to the ordering of any materials or the execution of works.</p> <p>Where the term 'approved' is used in this document it shall mean the specific approval of the Supervising Surveyor prior to the ordering of materials or execution of works.</p>			
F	<p><u>Plant & Tools</u> Other than scaffolding, the contractor shall provide at his own expense all plant and tools required to execute and complete the works.</p>			
G	<p><u>Road & Footpaths</u> The contractor is to allow for maintaining all public and private roads and footpaths and is to indemnify the employer against and make good all damage to same.</p>			
H	<p><u>Health and Safety</u> Provide everything necessary for the safety, health and welfare of all persons on the site at all times, in compliance with the relevant acts, regulations and by-laws. Provide industrial safety helmets to BS5240 for the use of all site visitors.</p>			

	<p>In respect of the Construction (Design and Management) Regulations 2015, the Client shall be the Odiham Community Interest Company and the Designer shall mean Derek Begent. A Principal Designer shall be appointed prior to appointment of the Principal Contractor who shall be the successful tenderer. The contractor shall formulate a Construction Phase Plan and perform all other duties required of him by the CDM regulations including the providing of information to formulate a Health and Safety File.</p> <p>A <u>Provisional and Prime Cost Sums</u></p> <p>The term 'provisional sum' is that attributed to a sum provided to cover work or a cost which cannot be entirely or positively foreseen, defined or detailed at the time of tendering. Such provisional sums shall be deemed to include for the Contractors profit & attendance.</p> <p>The term 'Prime Cost' (PC) is that attributed to a sum provided for work or services to be executed by a sub or specialist contractor (Named or Nominated) or for the supply of materials or goods to be obtained from a specialist supplier. Such sums shall be deemed exclusive of Contractors profit and attendance. PC sums quoted in this specification shall be taken as the nett cost to the Contractor subject only to a discount for prompt payment of 2.5% in respect of goods or materials fixed by the supplier or of works executed, or 5% in respect of goods or materials supplied only to the site for subsequent fixing by the general contractor.</p> <p>Monies included in this specification as Provisional or PC sums shall only be expended in part or whole as directed by the Supervising Surveyor.</p> <p>B <u>Assignment</u></p> <p>The contractor shall be prohibited from transferring or assigning directly or indirectly, to any persons whatsoever any portion of the contract without written permission of the Supervising Surveyor.</p> <p>C <u>Dayworks</u></p> <p>Where work cannot be properly measured and valued the contractor shall be allowed dayworks at the rates inserted below or as agreed with the Supervising Surveyor in accordance with the definition of Prime Cost of Dayworks as set out in the Contract particulars.</p> <p>Signed daywork sheets giving details of instruction numbers, operatives names, trade, the work, date, daily hours, materials and plant, all priced and totalled shall be presented to the Supervising Surveyor for acceptance, not later than the end of the week following that in which the work has been executed.</p> <p>The tenderer must insert below against the applicable trades, the appropriate rate made up as described in the previous clause.</p>			
--	--	--	--	--

	Labourer	£			
	Bricklayer	£			
	Plasterer	£			
	Carpenter/Joiner	£			
	Electrician	£			
	Plumber	£			
	Decorator	£			
	Percentage addition on materials	%			
	Percentage addition on Plant costs	%			
A	<u>Contingencies</u> Include the sum of £7,500.00 to be expended only as directed by the Supervising Surveyor to cover the cost of unforeseen works that may arise as necessary.				
B	<u>Approval</u> The word 'Approval' when used in this document implies that the contractors shall obtain the Supervising Surveyor's prior approval of any material or method of work with which the word is used. The contractor shall allow for providing to the Supervising Surveyor all Certificates, document or trade literature required by him/her.				
C	<u>Inspection</u> Contractors shall fully inspect the site before submitting tenders or quotations to ascertain the full scope of the works. Claims for additional works arising from want of knowledge obtained by such inspection shall not be entertained.				
D	<u>Tender</u> Tenders shall be submitted in the pre-noon of the day stated and shall include a priced copy of this specification, providing sums against each item. All sums shall be inclusive of all contractors' costs and profit.				

	<p>Section 2-EXTERNALS AND GENERAL</p> <p>A <u>Scaffolding</u> Due to the form of construction and condition of the building any scaffolding employed shall be unfixed and independent of the building. Allow for scaffolding the four elevations of the main building to facilitate repair of roof and of chimney stacks, re-fitting of guttering, repair of windows and brick panels and entire re-decorating of all elevations. Scaffolding to be netted and sheathed to prevent spread of debris or causing injury to persons on the public pavement and within the external areas of Garden House (adjoining). Upper levels of scaffolding to be accessed only from within the site property courtyard. Allow for clearing away all scaffolding and making-good damage arising from its employment, including satisfactorily making-good of the garden areas of Garden House.</p> <p>B <u>Waste plumbing</u> Fit wire ballon to head of S & VP at north-west corner of building. Check fixing of vent stack to front stack (East) and fit wire balloon. Remove/reduce existing S & V.P. (West elevation-Bay 3/9), make-good wall. Retain as stub-stack with air-entry valve to receive waste from new bar.</p> <p>C <u>Masonry walling</u> All work to existing or new brickwork walling to be made without the use of cement. Allow for sampling and analysing existing mortar and providing new approved lime mortar to match.</p> <p>Where external wall panels (between oak framing) are required to be re-built, they shall be carefully dismantled with a view to salvaging the highest rate of existing bricks. Shortfall in bricks shall be made-up with S/H imperial sized red stocks to approval. Panels shall be built as feasible, externally flush with surrounding timber framing. Rates for rebuilding panels shall include for internal rendering with approved lime plaster, trowelled smooth to line. Re-build the following wall panels: West elevation a) Lower panel of Bay 9 b) Lower left-hand panel of Bay 8 c) Intermediate panel of Bay 3 d) Over door D4 within Bay 5/6 East elevation a) Lower panels (2) of Bar lobby between Bays 2 & 3 b) Below W11 in Bay 8 North elevation a) High level panel adjacent to north-west corner post.</p> <p>All later (post build) applied, cement-based pointing or making-good of timber framing to be carefully cut-out and replaced in lime mortar as specified.</p> <p>Cut out for and face in oak, existing high level recessed horizontal</p>			
--	---	--	--	--

	<p>frame member of Bay 6 (north wall)</p> <p>Fill-in two redundant pipe holes to Bay 5 (East elevation) and remove Tell-Tale unit.</p> <p>Make-good hole over cellar flaps (West elevation). Remove cut cable tails and make-good same and hole in wall to left of door D3 within Bay 3 (West elevation). Remove redundant heating pipes from wall and make-good in Bay 8 (West elevation).</p> <p>Remove 2no extract fans and grilles and build-up in bonded brickwork as described (East elevation).</p>			
A	<p><u>Roof</u></p> <p>Remove lead overflow cloak on West slope and re-instate tiling. Replace missing or broken tiles (Provisional 12 no)</p> <p>Clean moss from head of chimney stacks generally. Remove metal dragon terminal of front (South) chimney and provide vented terra-cotta caps to two pots.</p> <p>Rake-out loose and repoint brickwork jointing in lime mortar of front and main chimney (Between Bays 2 & 3)</p>			
B	<p><u>Rainwater goods</u></p> <p>Dismantle guttering, clean and re-fit to approved falls with black gutter mastic and new 6mm galvanised or SS bolts and nuts.</p> <p>Paint internally with two coats black bituminous paint.</p> <p>Provide gratings to all outlets. Provide missing stop ends.</p> <p>Replace isolated areas of plastic gutter and downpipe with matching cast iron(North elevation).</p> <p>Provide new gutter outlet and 65mm downpipe to ex gulley (West elevation of Bays 2/9)</p>			
C	<p><u>Decorating</u></p> <p>Remove all redundant surface wiring cables and clips.</p> <p>Chemical/burn clean-of, all existing paint from masonry or rendered wall faces (excluding outbuilding. including tile cills and cappings). Make-good/fill masonry or rendered faces, remove loose material and apply three coats of lime-based masonry paint such as or equal approved 'Farrow & Ball Exterior Masonry Paint' applied strictly in accordance with manufacturer's instructions.</p> <p>Prepare and apply two coats exterior black emulsion paint to exposed faces of oak timber frames.</p> <p>Unglaze, burn-off paint and De-rust metal windows including</p>			

	<p>rebates and prime. Overhaul sashes and ironmongery and re-glaze, replacing leaded light pane.</p> <p>Burn-off paint, prepare and prime hanging sign bracket, guttering, downpipes, drainage pipes, brackets and plant box/flagpole sockets etc.</p> <p>Apply two coats black Hammerite paint to all.</p> <p>Burn-off all paint from timber windows and sub-frames to metal windows, sand, knot, prime and fill all softwood. Remove existing, clean and prime rebates and replace all glazing putty.</p> <p>Apply wash of timber hardener to oak cills to flood open grain, wipe of surface and allow to thoroughly dry. Fill open grain with two-part exterior wood filler, rub down and apply generous coat of aluminium based primer.</p> <p>Knot, prime and apply three coats of oil-based paint (gloss finish) to all wood surfaces.</p> <p>Thoroughly rub down, prime bare surfaces and apply three coat gloss finished oil paint to all fascia's, doors and frames.</p> <p>Temporarily remove hanging sign of front elevation (South) Clean painted faces of hanging and high-level fixed sign with mild detergent solution, rinse and apply satin clear lacquer.</p> <p>Rub down hardwood frames to remove all varnish, prime coat and apply two further coats of gloss polyurethane varnish. Re-suspend hanging sign.</p> <p>Inspect and report on condition of hanging sign bracket and lights.</p>			
A	<p><u>Courtyard</u></p> <p>Between circled points 'A' & 'B' on Plan 5 provide a 900mm softwood, impregnated, framed, ledged and braced gate hung on galvanised T hinges to pair of 100x100mmx 3.00 long, Oak posts set in weak concrete (without fixings to adjacent structures) and with weather capped panel of 150mm treated trellis over size 600mm deep, 900mm wide.</p> <p>Provide brass interior mortice deadlock to gate with adjacent Break-Glass key box fixed to wall.</p> <p>At point 'C' break-out existing half brick walling for new doorway. Provide and fit a 1981x838x45mm plywood faced, flush solid core external quality door hung on one and half pairs of 100 brass butts to a standard rebated treated softwood frame and fitted with a brass interior, fire-escape pattern mortice lock with external key escutcheon.</p> <p>At point 'D' remove existing door and frame and make-good works disturbed.</p> <p>Arrange CCTV survey and cleaning of drainage pipework (including branches to and bends of S & VP,s) within courtyard. (Repairs of same, under additional works).</p> <p>Excavate to reduce area (new gate to toilet block) to required levels, adapt head of manholes and fit new Grade C cast-iron covers and</p>			

	<p>frames to existing manholes.</p> <p>Provide and bed in weak concrete, across width (along face of outbuilding, between door D5 and wall to Webb House and along rear face of Toilet Block) of courtyard, two lines of Aco RainDrain channels with outlets to existing drainage system.</p> <p>Form 600mm wide top-soil bed between drainage channels and along wall to Webb House and with bedded brick-on-edge kerb.</p> <p>Compact ballast to line and finish area between drainage channels with S/H York stone slabs bedded on & jointed in lime mortar.</p> <p>Trim bottoms of main entrance gates D1 to clear floor.</p> <p>Re-insulate and board over exposed water rising main.</p>			
--	--	--	--	--

	<p>Section 3-TOILETS</p> <p>A <u>Exterior</u> Clean-out guttering. Re-hang on new hinges and ease store door D12 to close. Prepare and re-decorate all surfaces with one undercoat and one topcoat gloss oil paint.</p> <p>B <u>Internal</u> Thoroughly clean-out all. Ease Gents cubicle door to close. Remove existing radiator and feed pipework in Ladies. Remove redundant water heaters and light fittings. Overhaul and test sanitary ware and waste pipework. Prepare and redecorate walls and ceilings with two coats satin emulsion paint and woodwork with one undercoat and one top coat acrylic gloss paint. Prepare and apply two coats approved concrete paint to floor of Gents.</p> <p>Section 4-CELLAR</p> <p>C <u>General</u> Clean out area and re-apply white limewash paint as existing.</p>			
--	---	--	--	--

	<p>Section 5-GROUND FLOOR (Internal)</p> <p>A <u>Decorations</u> Redecorate internal areas of ground floor (excluding outbuilding and room in Bay 4) as follows: Remove all remains of surface wiring, clips and existing lining papers, clean and fill plaster or board ceiling and wall faces and apply three coats Farrow and Ball limewash paint, to selected colour all in accordance with manufacturer's instructions.</p> <p>Sand, wash-down, fill and apply two coats approved water-based satinwood paint to selected colour to all existing painted timber. Knot, prime, fill and apply undercoat and similarly finish all new wrot softwood.</p> <p>Prepare, prime, and apply undercoat and two top coats gloss oil paint to metal windows internally. Soft wire brush and apply one thinned coat of satin polyurethane varnish to exposed cleaned oak framing and timbers.</p> <p>Apply one coat stain and two coats wood oil to sanded timber floors.</p> <p>B <u>Bays 1/2</u> D2- Remove redundant overhead closer, barrel bolts and fittings and furniture. Ease jamb of door to close and fit weatherstrips. Fit new 5-lever mortice lock with black iron lever handles and shoot bolts and closer all PC Sum £125.00</p> <p>D11 Ease to close.</p> <p>W1-Remove existing pelmet, tracks, secondary sliding windows and ply facings to jamb linings. Include the Provisional Sum of £1,000.00 for the supply and fixing of purpose-made S/W glazed secondary window.</p> <p>W2-Replace broken pane. Carefully remove two opening sashes, ease and refit with new hinges and ironmongery PC Sum all £75.00.</p> <p>Remove existing front of gas/electrics cupboard. Remove fibreboard and ply panels from South and West walls of Bay 1 and defective plaster from face of chimney breast. Extend dado (975mm high) to South and West walls, consisting of 115x16mm S/W T&G 'V' jointed vertical boarding with 45x10mm double rounded S/W architraves/trims and 55x20mm double rounded cappings all as existing on treated 18mm wall battens. Similarly form lower section of meter cupboard with boarded door, 150mm top with 55x20mm capping as edging. Top section of cupboard to set back 150mm and be of plain flush door and framing to blend-in with wall faces. Replace lime-based plastering to upper parts of walls and chimney breast.</p>			
--	---	--	--	--

A	<p>Remove lower shelf of front fireplace and thoroughly clean brickwork of surround and hearth of all soot and dirt. Similarly clean fireplace and hearth brickwork of main chimney and re-point hearth/floor brickwork. Clean chimney flue, receive and place 1no C.I. fireback, 2no Iron dogs and 1no grate.</p> <p>Re-build jamb brickwork of main chimney within bar lobby between Bays 2 & 3, commencing on existing in 215mm work reducing to 115mm at waist height. (Leave as facing brickwork) Repair ceiling. Remove trims and plaster infill fan openings.</p> <p>Remove main bar unit, vinyl flooring, all fittings, obsolete door linings and short wing wall to East of main chimney breast. Make-good and sand floor boarding. Provide 1200mm length of Ex 125x 25mm S/W skirting to staircase enclosure. Remove h.l. shelf over adjacent doorway.</p> <p>Remove 3no small section battens to ceiling each side of spine beam in Bay 2 and replace with 100x50mm nominal Oak joists as others, extending across entrance lobby between Bays 2 & 3. Skew screw fix and plug' Soft sand-blast clean, all exposed oak framing to remove ex. paint.</p> <p>Provide new antiqued (random spokeshave) 120x120mm Oak post to corner of main chimney breast. Provide new main bar unit as drawn or otherwise consisting of 50x50mm wrot S/W framing @ 450mm max cts. faced internally with 9mm plywood with 18mm plastic laminate faced shelving and externally of 9mm plywood with 115 & 69x14.5mm fin. wrot Redwood planted framing with 12x32mm panel moulding. Provide top of Jacobean stained and wood-oil finished 38mm Oak board with 32x 65 dia. Oak overhang brackets.</p> <p><u>Bay 3</u> W3-Carefully remove two opening sashes, ease and refit with new hinges and ironmongery PC Sum all £75.00.</p> <p>D9- Replace ironmongery PC Sum £50.00</p> <p>Remove ceiling in Entrance Hall. Remove and replace above dado rendering on face of chimney breast with approved lime-based plaster. Acid clean quarry tiles and provide new charcoal colour coir entrance mat. Replace hat and coat hooks (leave rail) PC Sum £50.</p> <p>Remove secondary bar, antique oak post adjacent to chimney breast and remove incidental frames and trims. Secure floor hatch and extend floor boarding and joisting over basement stair. Repair floor boarding with holes drilled-in. Sand floor generally as before</p> <p>Remove defective above dado plastering of external East wall and</p>			
---	---	--	--	--

	<p>internal wall to Bay 4. Expose oak timber post in last. Re-render wall areas in approved lime-based plaster.</p> <p>Remove existing and re-form dado panelling to East wall of Ex 175mm bead and butt vertical interlocking S/W boarding to match existing on 40x20mm sawn, treated battens on approve air-bubble foil; insulation on 40x20mm sawn, treated vertical battens plugged and screwed with packings to wall face.</p> <p>Remove soffit boarding over door D10. Refit 2no missing Ex 75x25mm trims to spine beam.</p> <p>Soft sand-blast clean, all exposed oak framing to remove ex. paint.</p> <p>Provide and fit new secondary bar as drawn and previous.</p> <p>Remove brick fire-box and make-good. Clean fireplace and hearth brickwork and re-bed/point hearth brickwork as required. Remove existing flue blanking board clean chimney flue.</p> <p>Supply and fit including flue liner, a 'ACR Oakdale' or similar approved, traditional style cast-ron wood log burning stove to fireplace.</p> <p>A <u>Bay 4</u> D8-Ease door to close. Refit lock and handles.</p> <p>D7- Ease door to close.</p> <p>W4-Restore sliding sashes and re-cord, weatherstrip and fit new fasteners PC Sum £30.</p> <p>W7-Repair central leaded pane. Restore sash furniture. Repoint brickwork wall panel to Oak post adjacent to W7. Remove paint from lintel over.</p> <p>Replace/restore sunk floorboard in corridor.</p> <p>B <u>Bay 5</u> Remove and restore lime plastering to West wall and over short flight of stairs. Provide bracketed mop-stick handrail to East side of stairs. Remove hook from timber post in West wall adjacent to stairs.</p> <p>Point-in betwixt Oak frame and brick panel in East wall and at South-East corner of wall.</p> <p>Extend concrete floor along North wall, each side of chimney with 40mm min S & C screeding on Synthaprufe, on 100mm P.C. concrete on consolidated sub-base. Prepare and finish entire floor with selected large format 9mm porcelain tiles PC £50/m2 sealed with two part resin grout.</p>			
--	--	--	--	--

	<p>W5- Provide Ex 50mm treated wrot S/W rebated framed sash to existing Oak frame. Glaze with puttied 4mm Obscure glass and hang on pair of 50mm brass butt hinges with brass turnbuckle fastener.</p> <p>W6- Replace holed pane, restore sash fasteners.</p>			
--	---	--	--	--

Section 6-FIRST FLOOR (Internal)				
A	<u>Bay 6</u> W14- Ease sash to close, oil hinges and draughtstrip. Re-new ironmongery PC Sum £20			
B	<u>Bay 7</u> W13- Draughtstrip opening sash			
C	<u>Bay 8</u> W11- Ease opening sash and weatherstrip, ref-fit furniture to secure Break-out and rebuild east side of main chimney within cupboard betwixt D18 & D19.			
D	<u>Bay 9</u> W10- Remove sashes, ease, re-cord, replace parting beads and re-fit sashes with weatherstrips. Make-good plastering to wall panel beneath window.			
E	<u>Bay 10</u> W9-Measure for and replace as is, sliding sash window, box frame with Oak cill, re-using existing sashe			

	Section 7-SERVICES			
A	<p><u>Electrical installation</u></p> <p>Allow for providing new electrical installation based on the following criteria. The property has a single-phase 100 A supply terminating in the corner cupboard of Bay 1. The pre-existing internal installation has been stripped-out. The majority of wiring on the front external face of the building are for telecom distribution to neighbouring properties. The low-level clipped gable running along the East elevation is a land-line to Garden House. The buildings form of construction does not permit chasing of walls (both internal and external) and there is no void space to the upper floor slab.</p> <p>All exposed power and lighting cabling to be run in surface metal clipped, primed metal conduit to metal surface boxes with satin-chrome faceplates.</p> <p>New power circuit wiring to Bays 1,2,3 & 4, Cellar and Bar to run beneath ground floor or within cellar with conduited risers to low level outlets. Power and lighting circuits within Bay 5 (Kitchen) to be run in surface conduits as before. Power circuit wiring to upper floor (Bays 5,6,7,8,9 & 10) to run in horizontal conduit at skirting level with T'd risers to low level outlets.</p> <p>Lighting circuits to Bays 1,2,3 & 4 to run in conduit immediately beneath ceilings with drops to surface boxes for lights or switches. Lighting circuits to upper floor (Bays 6,7,8,9,&10) to be in sheathed cables within roof voids with conduited drops to switches.</p> <p>Provide 14-Way distribution unit in G.F. cupboard and run sub-main cables beneath floor to separate 6-way distribution units in 1) Cellar, 2) Kitchen (in south-east corner of Bay 5) and 3) First floor (in south-east corner cupboard of Bay 6) and 4) External toilets. Circuits within these areas to be run from their respective distribution unit.</p> <p>Provide the following provisions.</p> <ol style="list-style-type: none"> a) Re-connect and commission front elevation external sign lights (4no) b) Supply and fit/connect 2 no wall lights and 1no emergency EXIT light in covered passage. c) Supply and fit/connect 1no Emergency EXIT sign to northern end between adjacent properties The Barn and Garden House. d) Within external toilets, supply and fit/connect <ol style="list-style-type: none"> a) 3no sealed bulkhead light fittings, ii) 2no wall heaters iii) 2no basin water heaters. e) Supply and fit/connect 1no external bulkhead light fitting adjacent to doors D3 & D4. f) Terminated supply for future conversion of outbuilding to disabled toilet. g) Bay 1- 2no wall lights and switches, 2no 1-gang 13A switched sockets, 2no heater spurs. 1no spur and water heater to bar. 1no Outlet for 3.5Kva coffee machine. 			

A	<p>h) Bay 2- 1no wall light and switch, 4no 2-gang 13A switched sockets, 1no high level camera supply and 2no wall lights in bar.</p> <p>i) Lobbies between Bays 2 & 3, 2no wall lights and switches.</p> <p>j) Bay 3 & 4 -2no wall lights and switches, 2no 1-gang 13A switched sockets, 1no heater spur.(in each)</p> <p>k) Bay 5- 2no ceiling lights and switch, 2no 2-gang 13A switched sockets, 2no 32A outlets, 1no heater spur and 2no water heater outlets.</p> <p>l) Bay 6- 2no ceiling and 2no wall lights and switches, 2no heater spurs</p> <p>m) Bay 7- 3no ceiling and 1no wall light and switches, 2no heater spurs.</p> <p>n) Bay 8- 2no ceiling and 1no wall light and switches, 1no heater spurs.</p> <p>o) Bays 9 & 10- 2no ceiling lights and switch, 1no heater spur.</p> <p>p) Cellar- 2no Ceiling lights and switch, 3no 2-gang 13A switched sockets.</p> <p>Supply, fit and connect 13no selected light fittings P.C. Sum £750.00</p> <p>Supply fit and connect 10no approved Wall panel heaters with in-built thermostats and timers P.C. Sum £2,750.00.</p> <p><i>Note: Not all outlets are to be employed at this time.</i></p> <p><u>Domestic and Waste Plumbing</u></p> <p>Connect to existing water supply pipe and run beneath courtyard and in cellar in 22mm to bar in Bay 2, T off 22mm to kitchen sink. Provide and fit Adexa 106LBS or equal approved 1000x600 stainless steel commercial sink unit.</p> <p>Provide, fit and connect high necked mixer fitting and small capacity Sadia water heater unit under sink.</p> <p>Provide and fit Adexa HS15 DH wall mounted hand sink in kitchen with C.P.outlet and pair of hands-free pillar taps, connected to cold supply and providing and connecting to electric instantaneous water heater beneath,</p> <p>Fit CP waste outlets, SS bottle traps and run 40mm wastes from sinks to external gulley with rodding access.</p> <p>Provide 50mm stub stack to bar with air-entry valve and connections for sink, glasswasher and ice maker. Run in 50mm within cellar to external drainage stub stack.</p> <p>In Bar supply fit and connect 1no 410x360mm rounded stainless steel inset catering sink with CP outlet and pillar tap. Connect water supplies to Coffee maker, Ice maker and glass washer. Provide CP waste outlet and bottle trap and connected in 32mm to adjacent stub stack.</p> <p>Provide 15mm tapped cold water supply in Cellar for flexible connecting to Cellar Board.</p>			
---	---	--	--	--

Collection		
Section 1 – PRELIMINIARIES		
	• Page 1	£
	• Page 2	£
	• Page 3	£
	• Page 4	£
Section 2 - EXTERNAL & GENERAL		£
	• Page 5	£
	• Page 6	£
	• Page 7	£
	• Page 8	£
Section 3 – TOILETS		
Section 4 – CELLAR		
	• Page 9	£
Section 5 – GROUND FLOOR (Internal)		
	• Page 10	£
	• Page 11	£
	• Page 12	£
	• Page 13	£
Section 6 – FIRST FLOOR (Internal)		
	• Page 14	£
Section 7 - SERVICES		
	• Page 15	£
	• Page 16	£
To Form of Tender		£