

# Specification

## Conversion to Dwelling 24 Kings Street, Truro



# 1.0 PRELIMINARIES

## 1.1 General Details

Employer: Stewart and Wight, 845 Finchley Road, London, NW11 8NA

Contract Administrator: Owen & Company, Studio G17, Pool Innovation Centre, Trevenson Road, Pool, Redruth Cornwall, TR15 3PL

Site: 24 Kings street, Truro, TR1 2RQ

## 1.2 Scope of Works

Conversion of first and second floor to residential with associated alterations to retail unit.

## 1.3 Inspection of Site

The Contractor is to contact the Contract Administrator (CA) to arrange to visit site before submitting his tender in order that information may be obtained, and an understanding/acquaintance of the site can be made. The Contractor is to make themselves thoroughly conversant with the nature of the work to be carried out and must allow in his tender for checking all dimensions and levels where necessary for the proper completion of the works.

## 1.4 Mode of Tendering

The Contractor tendering must state a lump sum for executing the whole of the works in accordance with the Specification, such sum to include all works, material and all profit and other charges incidental to and necessary for the proper execution and completion of the works. The employer does not bind themselves to accept the lowest or any tender, nor will they pay to Contractors, any fees or expenses incurred by them in preparing the tender return.

## 1.5 Fixed Price Tender

The Contractor's attention is drawn to the fact that his contract is to be undertaken on a fixed price basis and any increased/fluctuation in cost on wages or materials occurring during the period of the contract are to be borne by the contractor and not against the employer.

## 1.6 JCT Contract

The contract for the works will be issued under a JCT Minor Works with Contractor's Design 2016

## 1.7 Retention

There will be a 5% retention held on all payments until Practical Completion. Retention of 2.5% of contract sum will be held after Practical Completion until issue of Making Good of Defects Certificate and Final Certificate under the contract.

## 1.8 Liquidated Damages

Liquidated and Ascertained damages will be charged at the rate of £500 per week or part thereof.

## 1.9. Rectification (Defects) Period

12 (twelve) months

## 1.10 Commencement & Completion

Date of Commencement of the works: October 2025

Date of Completion: TBC

## 1.11 Delays & Extension of Contract Period

The Contractor is to notify the CA in writing if it becomes apparent that the work will not be completed by the agreed date of completion for reasons beyond the control of the Contractor including compliance with any instructions by the Contract Administrator who will make in writing such extension of time for completion as may be reasonable.

Reasons within the control of the Contractor include any default of the Contractor or of other employees or engaged by or under him in connection with the works and any supplier of goods or materials for the works.

## 1.12 Health & Safety

The Contractor shall comply with all legislation in respect of health and safety and CDM and good site practice. The project will be notifiable under CDM Regulations.

The Contractor will be a Principal Contractor under the regulations and will be required to fulfil all his duties including producing a Construction Phase Health & Safety Plan.

The Contractor should stop works and notify the contract administrator if material suspected to contain asbestos is encountered in the course of undertaking the works.

#### **1.13 Insurances**

The Contractor shall provide Liability Insurance and all other insurances of work people and surrounding property required by the National Insurance Acts and other relevant Acts, Regulations and Agreements in order to properly fulfil all the contractor's duties as an employer.

The Contractor shall insure the works against Third Party loss or damage by fire flood or tempest and shall keep them insured until handed over as complete. The contractor shall produce and shall cause any sub-contractor to produce such evidence as the employer may reasonably require that the insurances have been taken out.

#### **1.14 Foreman**

The Contractor shall constantly keep upon the works a competent foreman and any instructions given to him by the contract administrator shall be deemed to be given to the contractor.

#### **1.15 Additional Work, Variations & Omissions**

No additional work is to be executed and no variations or omissions in the carrying out of the work are to be made without the consent of the CA.

When instructions necessitate adjustments to the contract sum the Contractor shall produce as and when required, all details, evidence or information as considered necessary by the contract administrator.

No payment for extra work will be allowed unless a written order for such work has been given.

#### **1.16 Payment**

The net sum due in respect of the work shall be paid by the employer to the Contractor by instalments 'on account', unless otherwise agreed, to be paid monthly upon interim certification from the CA based upon the value of the work executed up to 95% of the value of the work carried out.

At completion of the work and when the final account has been agreed, payment will be made in full unless a retention is to be withheld until completion of an agreed maintenance period.

In all cases, when the Contractor applies for a certificate, he is to furnish the CA with a detailed approximate statement of the values of work executed in each trade.

#### **1.17 Removal of Improper Work**

The CA shall, during the progress of the works, have the power to order in writing the removal from the works within such reasonable time as may be specified in the order, of any materials or workmanship which in his opinion are not in accordance with the schedule of works or detailed drawings or with his instruction and the contractor shall forthwith carry out such an order and re-execute the work properly at his own cost, whether the defect is his own or his sub-contractors.

#### **1.18 Fire Prevention**

Take all necessary steps to prevent personal injury or death, and damage to the works, existing buildings, or other neighbouring property from fire. Comply with all current fire legislation relating to safety on site and in particular the Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

Fire Risk Assessment: Conduct a fire risk assessment of the site which is to be continually monitored to ensure the fire safety arrangements and risk assessments remain effective. A copy of the risk assessment is to be included in the Construction Phase Health & Safety Plan.

Smoking and burning on site are not permitted.

#### **1.19 Documents & Drawings**

The Contractor is to undertake the works in strict accordance with the Schedule of Works and drawings prepared for the works by Owen & CO Ltd.

The drawings are as identified in the drawing issue sheet.

Any discrepancy found by the Contractor between plans and Schedule of Works is to be reported to the CA who shall decide what is to be followed. Figured dimensions are to be taken in preference to scaled, which is used, are to be agreed with the contract administrator.

Once the contract has commenced, in cases of dispute as to the meaning of an item in the works, the contract administrator's decision as to what was intended will be binding on both parties.

### **1.20 Incidental Works Costs**

The Contractor is to include for any incidental items, which are necessary to complete the works to the true intent and meaning of the drawings and schedule.

### **1.21 Dayworks**

When authority is given for works to be executed on a Daywork basis original vouchers giving full particulars of hours worked, operatives' names, rates of pay, description of work executed, materials and plant used must be forwarded to the contract administrator not later than the end of the week following in which the work has been executed. The daywork sheets shall be numbered in sequence and all sheets signed by the Foreman and Architect.

### **1.22 Provisional Sums & Prime Costs**

All provisional sums are to be used only as directed by the CA and will be deducted if not required.

All prime costs sums quoted are for goods delivered to site and are to be taken as absolutely net. The Contractor must include in his tender for any profits or expense involved in importing, storing, fixing in position and return empty packaging.

The Contractor will be required to produce invoices and receipted accounts for all items described as provisional sums or prime cost (PC) sums.

The CA reserves the right to obtain further quotes for all provisional sums and prime costs and to appoint any sub-contractor to carry out the work covered by such sums.

### **1.23 Setting out Works**

The Contractor shall, at his expense, set out all works accurately, to the satisfaction of the Architect and shall be solely responsible for any such setting out. The Contractor shall, at his own expense, rectify any errors arising from inaccurate setting out unless the CA shall decide otherwise.

### **1.24 Materials**

All materials are to be of the specified quality or, where no quality is specified, shall be of the best quality obtainable. Where a specification and/or Code of Practice issued by the British Standards Institution is current and appropriate, all goods, materials, and workmanship where practicable, shall be in accordance with that Specification and/or Code of Practice.

All materials shall be obtained from approved manufacturers and samples of materials are to be submitted to the contract administrator prior to installation as required.

No non-ferrous materials to be used externally or internally on external walls. Stainless steel screws only and marine grade 316 to external fixings.

### **1.25 Waste Removal**

The Contractor shall include for all charges associated with tipping and haulage and removal of all debris and disposal of builders' waste and rubble during the contract.

### **1.26 Noise & General Nuisance**

The Contractor shall keep noise on the site to as low a level as can be practicably attained. Use mufflers and acoustic enclosures if necessary and electric power tools and plant wherever possible and prevent nuisance by radios which are to be restricted to internal use only.

The Contractor shall prevent smoke, dust, fumes, spillage, pollution of waterways and any other forms of nuisance and comply with all reasonable requests from adjoining occupiers.

### **1.27 Working Hours**

Due to the site location and surrounding properties, the site operating times are to be restricted as follows:

Heavy machinery – 8am to 5pm with no operations at weekends.

General work and power tools – 8am to 6pm.

### 1.28 Site working Area & Access

The ground floor will continue operating as a shop during the works. The contractor is to allow for temporary screening off the works/store. The contractor is to programme the works to allow for reinstatement of the shop area at the earliest opportunity to minimise disruption.

The storage of materials and mixing of mortar is to be restricted to an agreed area, which is always to be kept clean and tidy and reinstated on completion.

### 1.29 Completion

On completion thoroughly clean the complete building throughout. Clean all floors, eradicate all stains, clean glass both sides, flush all drains, clean away waste material and rubbish and leave the premises in sound and watertight condition to the satisfaction of the CA.

### 1.30 Labour Rates

The Contractor is to state his labour rates for the following operatives, including all overheads on an hourly basis for:

a) Carpenter:	£	per hour
b) Mason:	£	per hour
c) General Labourer:	£	per hour
d) Electrician:	£	per hour
e) Plumber:	£	per hour
f) Decorator:	£	per hour
g) Percentage profit on materials.	£	%

### 1.31 Operation & Maintenance File

The Contractor is to provide an electronic Operation & Maintenance file to include all certificates, guarantees (completed) and maintenance information. Practical completion will not be achieved until this is provided.

### 1.32. Scaffolding

The Contractor is to price for all necessary scaffolding to gain access to the roof areas and allow for all necessary covers. All scaffolding is to be erected by a qualified scaffolder and the surveyor will require a certificate to confirm that the scaffolding has been erected to a competent manner by a registered scaffolder. All scaffolds shall include the necessary protection guard rails and boards at all times and for all necessary securing, bracing which is resistant to movement due to loads, wind-chill and plastic caps against the walling.

Contractor to allow for obtaining necessary highway licence.

### 1.33 Acoustic

The contractor is to follow the details with in the Soundguard Acoustic Report ref:91554/0.1 and to liaise with the acoustic engineer during the works to ensure the acoustic separation detailing is correctly carried out. The contractor is to arrange and pay all fees relating to the required sound testing between the units on completion.

2.0	<p data-bbox="386 119 893 153"><b>PREPARATION &amp; CLEARANCE</b></p> <p data-bbox="305 201 1193 254">2.1 The following items of demolition are given in no particular order. The Contractor to determine the phasing and work sequence.</p> <p data-bbox="386 285 1193 369">Where work involves removal of structural supports for replacement works, the contractor is to include for all temporary structural support to stabilise the building whilst the works are completed.</p> <p data-bbox="386 401 1193 453">No works to be undertaken until an asbestos demolition/refurbishment type survey is in hand.</p> <p data-bbox="305 485 496 516"><b>2.2 Internally</b></p> <p data-bbox="284 543 1193 596">2.2.1 Strip out and make safe all existing electrics and plumbing, including fittings. Strip out cables, pipework and brackets/clips.</p> <p data-bbox="284 627 909 659">2.2.2 Remove all carpets, vinyl tiles and floor finishes</p> <p data-bbox="284 690 617 722">2.2.3 Remove all wall tiles.</p> <p data-bbox="284 743 946 774">2.2.4 Carefully strip out all sanitaryware and waste pipes</p> <p data-bbox="284 806 1193 858">2.2.5 Strip out and dispose of kitchenette units and worktops. Remove and dispose of all shelving at first &amp; second floor level.</p> <p data-bbox="284 890 935 921">2.2.6 Remove and dispose of all existing internal doors.</p> <p data-bbox="284 953 868 984">2.2.7 Remove and dispose of the spiral staircase.</p> <p data-bbox="284 1005 904 1037">2.2.8 Take down partitions as indicated on drawings.</p> <p data-bbox="284 1058 1193 1110">2.2.9 Remove and dispose of all first floor suspended ceilings. Set aside sufficient for making good the ceiling within the shop ground floor.</p> <p data-bbox="271 1142 1193 1194">2.2.10 Remove and dispose of lath and plaster ceilings, de-nailing timbers. Plasterboard ceilings to be retained (e.g in the store room)</p> <p data-bbox="271 1226 1193 1278">2.2.11 Carefully hack off all plaster finishes to external walls (inclusive of the party wall) at first and second floor level</p> <p data-bbox="271 1310 963 1341">2.2.12 Remove and dispose water tank within second floor.</p> <p data-bbox="271 1373 1193 1425">2.2.13 Remove and dispose of the air conditioning units and associated insulated ducting throughout the first and second floors.</p> <p data-bbox="271 1457 1193 1541">2.2.14 Specialist to inspect all floor joists/roof timbers for wood boring beetle and provide report. Specialist to treat for same and provide 10-year insurance backed guarantee.</p> <p data-bbox="305 1572 505 1604"><b>2.3 Externally</b></p> <p data-bbox="284 1635 776 1667">2.3.1 Clear and clean all rainwater goods</p> <p data-bbox="284 1688 1109 1719">2.3.2 Dispose of oil tank (allowing to drain) and dispose of oil tank base</p> <p data-bbox="284 1751 1193 1803">2.3.4 Demolish block fences and low stone retaining wall in positions indicated on the site plan</p>			
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<p><b>3.0</b></p> <p><b>3.1</b></p> <p>3.1.1</p> <p>3.1.2</p> <p>3.1.3</p> <p><b>3.2</b></p> <p><b>3.3</b></p> <p><b>3.4</b></p>	<p><b>MASONRY</b></p> <p><b>Structural</b></p> <p><u>Residential staircase</u></p> <p>Supply and fit 203 x 102 x 23 UKB S355 JR to form new trimmer to residential staircase – supported off PAD.12 by ibstock. Supply and fit 47 x 175mm joists @ 400 cts. Secure with 30 x 5 straps tek screwed to top flange of UKB and run back over and fixed to top face of joists (notch to accommodate). Noggin on line of straps. Lay 22mm flooring grade chipboard over.</p> <p><u>Shop Staircase</u></p> <p>Supply and fit 203 x 102 x 23 UKB S355 JR (supporting &amp; secondary beam) to form new trimmer to residential staircase – supported off PAD.12 by ibstock. Drill out web for M12 bolts at 400mm c/cs staggered. Bolt timber packers to web both sides. Hang existing joists using JHA 450/75 hangers by Simpson Strong Tie. Existing 75 x 180mm joists to be cut and hung from side of UKB. Lay 22mm flooring grade chipboard over.</p> <p><u>GD03</u></p> <p>Allow to widen ED03 – replacing lintels with 100 x 140mm pre-stressed to ensure 150mm end bearing is achieved</p> <p><b>New Hopper &amp; Downpipe</b></p> <p>Form new outlet to parapet gutter through brick façade</p> <p>Allow a <b>provisional sum of £750</b> for forming lead chute.</p> <p>Supply and fit Alutec Fluted Hopper 285 x 210 x 225 with 76mm Tudor aluminium circular downpipe (complete with all brackets and shoes).</p> <p><b>Brickwork Repairs</b></p> <p>Make good where vents removed- supply reclaimed bricks to match existing as closely as possible. Bed and point in lime mortar. Sample to be approved.</p> <p>Allow to cut out and replace defective bricks – allow provisional quantity of 20no. to be re-measured on completion.</p> <p><b>Front Elevation</b></p> <p>Carry out Doff cleaning of the entire front elevation (allow for providing full access).</p>			
		£	750	00

<p><b>4.0</b></p> <p><b>4.1</b></p> <p><b>4.2</b></p> <p><b>4.2.1</b></p> <p><b>4.2.2</b></p> <p><b>4.3</b></p> <p><b>4.3.1</b></p>	<p><b>CARPENTRY</b></p> <p><b>First Floor Structure (acoustic)</b></p> <p>Lift existing floorboards/chipboard.</p> <p>Lay 100mm Earthwool Flexible Slab on 25mm chicken wire mesh, stapled to sides of joists at least 40mm up from ceiling level and at 600mm centres.</p> <p>Lay 22mm flooring grade chipboard with Collecta Screedboard 28 laid over – all carried out in accordance with Acoustic Engineers recommendations</p> <p><b>Internal Partitions Standard</b></p> <p><u>Separating</u></p> <p>Supply and fit two layers of Gyproc SoundBloc 15mm each side of Gypframe 60 I 70 'I' Studs in Gypframe 72 FEC 50 Folded Edge Standard Floor &amp; Ceiling Channel. Gypframe SC1 Spacer Clips and alternate studs staggered in the channel at 300mm centres. 25mm Isover Acoustic Partition Roll (APR 1200) in the cavity.</p> <p><u>Standard</u></p> <p>Form new partition from 89mm x 38mm tanalised softwood studs at a maximum of 400mm centres with noggin pieces at 1200mm staggered centres. At doorways use criples studs and provide 3 no. timbers on edge to provide lintel. Supply and fix Knauf Earthwool Acoustic Roll, 50mm thick friction fitted between studs to avoid air gaps. Line both sides with 12.5mm plasterboard with 3mm skim finish.</p> <p><b>Windows</b></p> <p><u>Replacement Windows (FW07, FW11, FW12, FW13, SW18, SW19, SW20, SW21)</u></p> <p>Subject to discharge of Listed Building Condition:</p> <p>The Contractor is to fabricate, supply and fix windows as per the joinery schedule. Fabrication drawings to be provided prior to manufacture.</p> <p>All timber to be in Sapele or similar approved hardwood, factory primed. Glazing to be 4mm SGG Securit Planiclear – 12mm Ag – 4mm SGG Planitherm One T with whiteduplex bars. Any glazing less than 800mm above finished floor or internal and external walls.</p> <p>Glazing between finished floor level and 1500mm and glazing in the side panel with 300mm from the edge of the door with the inner leaf and outer panes toughened or laminated in safety glass to BS6206 glass Class C. All windows to incorporate trickle ventilators.</p> <p>Allow a <b>PC sum of £100</b> for supply only of quadrant fasteners. Allow for fitting the same. All masonry openings are to be measured and checked on site by the Contractor prior to ordering fabrication of the windows.</p>			
		£	100	00



	<p>The Supplier is to furnish a certificate of guarantee on completion. Installer is to be FENSA registered and issue certificate on completion. All window and door frame perimeters to be sealed to openings, inside and out with flexible sealant, tooled into joint. Supply and fit code 4 lead trays under all windows.</p> <p>To be supplied undercoated and topcoated from factory/workshop.</p>			
4.3.2	<p><u>Refurbish Windows (FW06, FW08, FW09, SW16, SW17)</u></p> <p>Remove lower and upper sashes from frame. Remove all paintwork back to bare wood. Replace all sash cords and parting beads. Remove defective putty and replace.</p> <p>Prime and undercoat sashes prior to refitting. Leave windows fully operational.</p> <p>Allow to supply and fit replacement bottom sash to FW09 – to be hardwood single glaze – size, profile and mouldings to match existing.</p> <p>Allow a <b>provisional sum of £1,000</b> for additional timber repairs to windows.</p>	£	1,000	00
4.4	<p><b>External Doors</b></p> <p>GD03 – Supply and fit new entrance door and frame. Allow a <b>provisional sum of £2,000</b> for supply only.</p>	£	2,000	00
4.5	<p><b>Internal Doors</b></p> <p>Supply and fit 32mm linings and stops to all internal doors including cupboards. Linings to FD30s to be fire rated where indicated on drawings, complete with recessed intumescent strips.</p> <p>Within the residential unit supply and hang doors Howdens oak Dordogne doors. Hinges to be 1 ½ pair of 100 x 76 x 3mm grade 13 ball bearing hinges. Doors to be FD30s where noted. Apply 2no. coats Sadolin PU varnish.</p> <p>Supply and fit mortice lock and Zoo ZCS010SS lever handles.</p> <p>Within the Shop (GD04, &amp; FD05) doors are to flush fire doors painted white.</p>			
4.6	<p><b>Skirtings</b></p> <p>Supply and fix 140mm MDF chamfered skirtings to the base of walls – profile to be confirmed by client prior to order. To be fixed maximum 300mm centres primed and ready for decoration. Skirting boards to be fixed so that they loosely sit on top of the flanking isolation strip.</p>			
4.7	<p><b>Architraves</b></p> <p>To all doors supply and fix architraves. Provisionally allow for fitting 70mm chamfered mould.</p>			
4.8	<p><b>Pipe Boxing</b></p> <p>Allow for boxing-in all soil and vent pipes with 50 x 50mm treated tanalised timber and surround with 15mm foil backed plasterboard and skim coat to plaster. Within ensembles, allow for forming boxings to hidden cisterns.</p>			

	Provide plywood access panels at changes in direction for rodding. Box-in pipework to rear of appliances to bathroom and shower room. Wrap and fill the void with sound deadening insulation quilt.			
<b>4.9</b>	<b>Window Boards</b>			
	Supply and fit MDF moisture resistant window boards with pencil round edges.			
<b>4.10</b>	<b>Staircase</b>			
4.10.1	Supply and fit new staircases in positions indicated on drawings (3no.). Include for balustrade to landing areas.			
	To be purpose made timber with traditional treads and risers. Verification of the design and fabrication to be approved by specialist joinery manufacturer and they are to visit site to measure prior to fabrication. To have 32mm stringers and 25mm treads and risers. 100mm square Newel posts and 32mm square balustrades all with stop chamfer. Supply and fit hardwood handrail with varnish finish set 900mm above the pitch of the staircase. Pitch of staircase to be maximum 42°. All stair parts to be primed for site decoration. Contractor to provide fabrication drawings for approval prior to order. Supply and fix 2 layers of 15mm Gyroc Soundbloc plasterboard to the underside of the staircases.			
4.10.2	Allow here to form steps and raised landing leading to the inner entrance door of the flat.			
<b>4.11</b>	<b>Kitchens &amp; Utility</b>			
	Supply and fit kitchen & Utility. Allow a <b>PC sum of £8,000</b> for supply only of each of the kitchens. Allow profit and attendance on this figure.	£	<b>8000</b>	<b>00</b>
	Allow for fitting flat pack, wall and base units, kickboards, cornices, pelmets and 32mm worktops.			
<b>4.12</b>	<b>Kitchenette</b>			
	Supply and fit kitchenette. Allow a <b>PC sum of £1,500</b> for supply only of each of the kitchens. Allow profit and attendance on this figure.	£	<b>1500</b>	<b>00</b>
	Allow for fitting flat pack, wall and base units, kickboards, cornices, pelmets and 32mm worktops.			
<b>4.13</b>	<b>Meter Cupboard</b>			
	Allow to replace the existing electricity meter cupboard. Construct new stud framing to accommodate reduced depth. Supply and fit fire rated door linings with 2no. FD30s door blanks hung on pair stainless steel hinges. Line side of cupboard with 15mm fireline and provide skim finish.			

<div>5.0</div> <div>5.1</div> <div>5.2</div> <div>5.3</div> <div>5.4</div> <div>5.5</div> <div>5.6</div> <div>5.6.1</div> <div>5.6.2</div>	<div>FINISHES</div> <div>Roof Insulation</div> <div>Plasterboard ceilings</div> <div>Suspended Ceilings</div> <div>Internal Wall Finish</div> <div>Plastering</div> <div>Floor Finish</div> <div>LVT</div> <div>Carpets</div>			
	<p>To first and second floor roof voids supply and fit 200mm Knauf Loft roll 44 with an additional 150mm layer laid perpendicular.</p> <p>To first and second floor, allow to install 500-gauge polythene VC layer and supply and fix 15mm plasterboard. Plasterboard within bathroom to be moisture resistant type.</p> <p>To second floor supply and fix 100mm Rockwool between floor joists.</p> <p>Allow to adapt the existing suspended ceiling within the ground floor shop store re-using the suspended ceiling parts previously set aside (from the first floor).</p> <p>To all external walls, allow a 10mm cavity with the external wall, supply and fit 89 x 38mm C16 treated CLS at 600mm centres with 90mm Celotex GA4000 insulation in between studs. Line with 12mm plasterboard.</p> <p>To all plasterboard surfaces, (including ceilings / partitions), allow to plaster with 3mm skim coat of Multifinish plaster with a steel trowel finish. Allow for scrimming of all joints.</p> <p>Supply and fit Karndean Van Gogh Canadian Nude Oak 18" x 4.5" in herringbone.</p> <ul style="list-style-type: none"> <li>Utility</li> <li>Kitchen</li> <li>Dining/Lounge</li> <li>Bathroom</li> <li>Entrance corridor (inc. staircase)</li> </ul> <p>Overlay chipboard with a 5.5mm flooring grade plywood. Smooth over any joints using skim coat. Allow for laying the floor in strict accordance with manufacturers recommendations using approved adhesive (confirm with manufacturer). Tiles should be rolled with a 68kg roller after installation to flatten the adhesive ridges, and then again approximately 20 minutes after this to ensure full contact.</p> <p>Supply carpets and underlay</p> <ul style="list-style-type: none"> <li>2no. Bedrooms,</li> <li>Second floor hall</li> <li>Staircase (first to second floor)</li> </ul>			

	<p>Allow a <b>PC sum of £40.00 per m<sup>2</sup></b> for the supply only of the carpet and underlay.</p> <p>Allow for fitting of the carpets, including for all necessary grippers, bindings and threshold bars.</p> <p>5.6.3 <u>Carpet Tiles</u></p> <p>Supply and fit carpet tiles glued down to 6mm ply.</p> <ul style="list-style-type: none"> <li>• First floor shop store</li> </ul> <p>Allow a <b>PC sum of £15.00 per m<sup>2</sup></b> for the supply only of the carpet tiles.</p> <p>5.6.4 <u>Altro</u></p> <p>Supply and lay Altro Aquarius flooring in the Shop WC. Allow to level the existing floor and lay in full accordance with manufacturers recommendations inclusive of kerbs to edging. Colour tbc.</p> <p>5.7 <b>Wall Tiling</b></p> <p>To ensuite plasterboard to be omitted and 12mm tile backer board used.</p> <p>Supply and fix 100mm x 200mm ceramic tiles secured with waterproof adhesive, grout and plastic tile edging to corners and vertical and hydrated area:-</p> <ul style="list-style-type: none"> <li>• Full height to all walls within shower room and ensuite.</li> <li>• 5no. courses over kitchen worktops</li> </ul> <p>Allow <b>PC sum of £30.00 per m<sup>2</sup></b> for supply only of tiles.</p> <p>Allow profit and attendance on this figure.</p> <p>5.8 <b>Silicone</b></p> <p>Specialist to apply silicone with junctions to all sanitaryware.</p>			
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<p><b>6.0</b></p> <p><b>6.1</b></p> <p><b>6.2</b></p> <p><b>6.3</b></p> <p><b>6.4</b></p>	<p><b>ELECTRICAL</b></p> <p><b>Design &amp; installation Requirements</b></p> <p>Allow to fully re-wire the first and second floor.</p> <p>The Contractor shall allow for the design and sizing of the electrical equipment and circuits as detailed within this specification and shown on the drawings.</p> <p>The Contractor should ensure that the installation complies with the latest Edition of the IEE Regulations (BS 7671) and must supply an NICEIC completion certificate for their work on completion. The Contractor will ensure that they comply with the provisions included or implied in the Electricity at Work Act 1990.</p> <p>The Contractor to be registered with an approved Competent Persons Scheme and allow for design, installation, testing, commissioning, as built drawings and to provide O&amp;M manuals and user instruction on systems.</p> <p><b>Drawings</b></p> <p>The drawings associated with this specification are issued firstly for tender purposes. The drawings issued show only approximately the general arrangement of the various items specified, hereafter to be supplied and installed under the contract. It is intended to show only approximately, as diagrams, the various main runs, positions of equipment and fittings etc.</p> <p>The Contractor shall allow for the production of a set of 'Construction' drawings detailing the works to be undertaken. These drawings will be submitted to the Contract Administrator for approval. No works shall be undertaken until the drawings have been approved. During the installation phase of the contract, a clean set of the construction drawings must be carefully kept on site and be available for inspection. These drawings must also show any agreed revisions to the schemes.</p> <p><b>General Design &amp; Installation Issues</b></p> <p>No wires should be visible.</p> <p>Cables within walls shall be carried in conduits behind surface finishes.</p> <p>Low level power 13amp twin sockets shall be mounted at 450mm high above finished floor level.</p> <p>Light switches shall be mounted at 1350mm high above finished floor level.</p> <p>All pipework, exposed metalwork and incoming services shall be earthed/bonded in accordance with the requirements of BS7671 (The IEE Regulations).</p> <p><b>Electrical Items within the Building</b></p> <p>The contractor must include within the design, for the supply and installation of the following items within and external to the building. The number and positions are shown on the drawings.</p>			
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	<ul style="list-style-type: none"> <li>• Lateral cables to distribution boards</li> <li>• Distribution boards and switch gear</li> <li>• 13amp twin power points</li> <li>• Fused spurs and outlets for appliances</li> <li>• Extract fans supplies</li> <li>• Oven, hob, fridge freezer &amp; coffee machine supply fused spur</li> <li>• BT points</li> <li>• TV points</li> <li>• Shaver points</li> <li>• Internal lights and switches/dimmers</li> <li>• External lights and switches</li> <li>• Smoke and heat detectors</li> <li>• Carbon monoxide detectors</li> <li>• Hot water heater immersion heaters</li> <li>• Fire alarm</li> </ul>			
<b>6.5</b>	<p><b>Western Power</b></p> <p>Electrician to apply to Western Power on client's behalf for new electricity meter.</p> <p>Allow a <b>provisional sum of £2,500</b> for Western Power fees for new connection</p>	<b>£</b>	<b>2,500</b>	<b>00</b>
<b>6.6</b>	<p><b>Distribution Board</b></p> <p>The contractor shall supply and install, suitable distribution boards with RCD protection and including spare ways, in the positions shown on the drawings. The boards will comply with the current Regulations.</p>			
<b>6.7</b>	<p><b>13amp Power Sockets &amp; Fused Spurs</b></p> <p>The contractor shall allow for the supply and installation of all new power outlets and fused spurs in the positions shown on the drawings.</p> <p>All fittings to be flush mounted Scolmore Definity Complete Metal White</p> <p>To island allow for pop up power socket.</p> <p>Either side of the bed positions, sockets to have type A &amp; C USB sockets. Additional 1no. in lounge and 1no. in kitchen. Positions to be agreed.</p>			
<b>6.8</b>	<p><b>Cooker Supply Connection</b></p> <p>The contractor shall allow for the supply and installation of a 30amp cooker supply within the kitchen. the contractor shall allow for the supply and installation of a suitable connection point at low level for the cooker cable.</p>			
<b>6.9</b>	<p><b>BT Points &amp; TV Points</b></p> <p>The contractor shall allow for the supply and installation of BT and TV points where shown on the drawings. The fittings shall be Scolmore Definity Complete Metal White as specified for the power fittings. The contractor shall allow for the supply and installation of telephone cabling between the incoming land line intake in the electrical cupboard and the BT points as shown on the drawings.</p>			

	<p>The contractor shall allow for the supply and installation of a new Digital TV aerial and suitable booster unit within the roof space of the property. The contractor shall allow for the supply and installation of coaxial cable between the booster and all the TV points shown on the drawings, including the annex.</p>			
<b>6.10</b>	<p><b>Internal Light Fittings</b></p> <p>The contractor shall allow for the supply and installation of recessed Collingwood LED lights with white bezels.</p>			
<b>6.11</b>	<p><b>Light Switches</b></p> <p>The contractor shall allow for the supply and installation of all new light switches/dimmers in the positions show on the drawings. All new fittings shall be Scolmore Definity Complete Metal White</p>			
<b>6.12</b>	<p><b>Smoke &amp; Heat Detectors</b></p>			
6.12.1	<p><u>Domestic</u></p> <p>To be carried out in accordance with BS 5839-6:2019 Installation of Fire/ Detection and Alarm Systems in Dwellings to a LD1 - Level of Coverage Fire. Grade D1 - Alarms are powered from the mains power supply but will automatically switch to Lithium cell back-up if the mains power fails. The Lithium cells will last the life of the alarm (10yrs) and are completely tamperproof. Smoke/ Heat alarms shall be manufactured to satisfy the requirements of BS EN 14604: 2005 and BS 5446: Part 2:2003 respectively.</p> <p>An alarm source indicator is to be fitted. A full function test, locate and hush button as a wall mounted unit.</p>			
6.12.2	<p><u>Retail</u></p> <p>Allow a <b>provisional sum of £1,500</b> for alterations to the existing fire detection system, including providing a sounder to the residential unit</p>	£	<b>1,500</b>	<b>00</b>
<b>6.13</b>	<p><b>Mirror/Shaver Points</b></p> <p>Supply and fit illuminated mirrors with integrated shaver points above all hand basins. Allow a <b>provisional sum of £300</b> for supply only.</p>	£	<b>300</b>	<b>00</b>
<b>6.14</b>	<p><b>Extract Fans and Cooker Hood Extract</b></p> <p>Supply and fit Vent Axia Silent fan (Silent Fan VASF100TV) to the bathroom and WC complete with rigid ducting and external louvres. All ducting to be rigid where possible.</p> <p>The isolating switch for the extract fans will be installed at high level outside of the room.</p>			
<b>6.15</b>	<p><b>Cooker Hood</b></p> <p>The Contractor is to supply and install of a fused spur for the hood and to run cables to the terminal boxes within the hood. Supply of extractor hood allowed for elsewhere. Allow to duct to external vent in rigid pipe.</p>			
<b>6.16</b>	<p><b>Electric Towel Rail</b></p> <p>The Contractor is to allow for the supply and installation of electric towel rail in the positions indicated on the drawings.</p>			



	<p><b>Allow a PC sum of £200</b> for supply only.</p> <p>Allow profit and attendance on this figure.</p>	£	200	00
<b>6.17</b>	<p><b>Instantaneous Hot Water</b></p> <p>Supply and fit HeatreSadia Multipoint 15 water heater to serve the shop sink and hand basin.</p>			
<b>6.18</b>	<p><b>Heaters (shop)</b></p> <p>Allow a <b>provisional sum of £750</b> for supply only of 2no. Rointe Kyros electric heaters.</p> <p>Allow for fitting the same.</p>	£	750	00
<b>6.19</b>	<p><b>Inspecting, testing and Commissioning of all installations</b></p> <p>The Contractor shall make all necessary arrangements for, and shall supply all necessary labour and apparatus for, conducting inspection, tests and commissioning of all installed equipment and circuits. The Contractor shall give the Project Administrator 24 hours' notice of when such tests are to take place.</p>			

<b>7.0</b>	<b>MECHANICAL SERVICES</b>			
<b>7.1</b>	<b>Design &amp; Installation Requirements</b>  The Contractor shall allow for the design and sizing of the fittings and pipework as detailed within this specification and shown on the drawings. The contractor is to allow for all pipework and fittings as necessary to meet the Domestic Heating Compliance Guide.  The contractor is to provide proposed drawings to indicate the route of all hot and cold pipework, which is to be approved by the contract administrator.  On completion, 'as built' drawings are to be provided.			
<b>7.2</b>	<b>Drawings</b>  The drawings issued show only approximately the general arrangement of the various items specified, hereafter to be supplied and installed under the contract. It is intended to show only approximately, as diagrams, the various main runs, positions of equipment and fittings etc. The drawings do not necessarily show the exact number of bends, off sets or other fittings required.  All pipework is to be enclosed in ducts in walls and ceilings and where this is not possible boxed in.			
<b>7.3</b>	<b>Water Supply &amp; Fittings Regulations</b>  The Contractor shall ensure that all installations and fittings comply with South West Water requirements and the 1999 Supply and Fittings Regulations. The Contractor will gain approval from South West Water for the proposed installation and the materials to be used before commencing the installations.			
<b>7.4</b>	<b>Gas supply</b>  Allow a provisional sum of <b>£2,000</b> for new gas supply.  From the position of the meters allow for running gas supply in to connect to the new boilers.	£	<b>2000</b>	<b>00</b>
<b>7.5</b>	<b>Boiler</b>  Supply and fit Worcester Greenstar Style combi boiler within the utility. Size to be confirmed by contractor. For pricing purposes allow for 35kw.  Allow for all accessories, flues, connections and electrical connections to this.			
<b>7.6</b>	<b>Central Heating</b>  The Contractor is to design and supply detailed calculations for the complete centrally heated system. Heating Engineers to provide details of the pipeline location of radiator size and radiator centre prior to commencement of the installation.  All radiators to be Stelrad Savanna Compact Radiators.  Include for all necessary thermostatic valves, bleeder valves, function valves for balancing – allow for minimum of 1 no. radiator to be fitted with a non-thermostatic valve – position to be agreed on site.			

	<p>Radiators are to be sized and located in each room to provide an external/internal differential of 20°C in habitable rooms (i.e. a room temp. of 18°C during a -2°C frost) and an 18°C differential in other areas.</p>			
<b>7.7</b>	<p><b>Hot Water Pipework</b></p> <p>The Contractor shall supply and install all hot water pipework throughout the property and to the appliances/sanitary ware positions shown on the drawing. The pipework shall be run from the cylinder to connect to the sinks, washbasins, shower mixing valves, washing machine and dishwasher.</p> <p>A Thermostatic blending valve shall be installed on the hot water supply to each bath.</p> <p>Full bore isolating valves shall be installed where the pipework connects to sanitary fittings and items of equipment.</p>			
<b>7.8</b>	<p><b>Cold Water Mains Service</b></p> <p>The Contractor shall allow for the supply and installation of cold water mains services within the building.</p> <p>The pipework shall be run to connect to the sink, washbasins, shower mixing valves, washingmachine, dishwasher and external tap.</p> <p>Full bore isolating valves shall be installed where the pipework connects to sanitary fittings and items of equipment.</p>			
<b>7.9</b>	<p><b>Hose Union Bib Tap</b></p> <p>The Contractor shall supply and install a external Brass Hose Union Bib tap with isolating valve and non-return valve to the front of the WCs.</p> <p>Full bore isolating valves shall be installed where the pipework connects to sanitary fittings and items of equipment.</p>			
<b>7.10</b>	<p><b>Pipework &amp; Fittings</b></p>			
7.10.1	<p><u>Internal – All Services</u></p> <p>All pipework and fittings shall be in copper and comply with BS 7291</p>			
7.10.2	<p><u>Pipework Installation – General</u></p> <p>Union connections shall be used where connections are made to items of equipment and appliances.</p> <p>No fitting shall be installed such that part of it is buried in the building structure.</p> <p>The layout of the pipework shall take into account expansion and contraction, particularly at the ends of runs where changes of direction occur.</p>			
7.10.3	<p><u>Stopcocks and Isolating valves</u></p> <p>The Contractor shall allow for the installation of internal Stopcocks and isolating valves throughout the installations to allow isolation of each apartment and each item of equipment or appliance.</p>			

7.10.4	<p><u>Drain Cocks</u></p> <p>Drain cocks shall be fitted at all low points in all services.</p>			
7.10.5	<p><u>Pipe Sleeves</u></p> <p>Pipe Sleeves shall be fitted over all pipework where it passes through a wall.</p> <p>The Sleeve shall be of the same material as the pipework. The gap between the sleeve and the pipe will be sealed a flexible fire sealant.</p>			
7.11	<p><b>Inspecting &amp; testing of all services</b></p> <p>The Contractor shall make all necessary arrangements for, and shall supply all necessary labour and apparatus for, conducting tests as specified. The Contractor shall give the Project Administrator 24 hours' notice of when such tests are to take place.</p> <p>The Contractor shall be solely responsible for the proper filling and emptying of the plant to be tested and shall make good defects arising out of, or made manifest by, the test or re-testing, until the whole of the plant is free from defect and is in complete working order, to the satisfaction of the Contract Administrator.</p> <p>A full test of all equipment and appliances will be required.</p> <p>All systems shall be left for a period of 24 hours to check for leaks. When this has been done, then a heat test with the heat pump operating shall be carried out for a further period of 8 hours. During these periods the various controls shall be checked for correct operation.</p> <p>On completion of the above, all pipework shall be drained of the water used for the tests and shall then be washed out thoroughly to remove any foreign matter before the installations are finally filled and any further tests applied.</p>			
7.12	<p><b>Insulation of Pipework and Boxing</b></p> <p>After testing of the systems, the Main Contractor shall boxing-in all of the exposed pipework where necessary.</p> <p>Before the boxing is installed the Mechanical Services Contractor shall allow for the insulation of all the HWS and CWM pipework within the boxing.</p> <p>The thickness of the insulation shall be as follows:</p> <ul style="list-style-type: none"> <li>• 15mm pipe = 19mm thick insulation</li> <li>• 22mm to 42mm pipe = 25mm thick insulation</li> <li>• 54mm (and above) pipe = 32mm thick insulation</li> </ul> <p>All insulation shall be installed to the manufacturer's recommendations, including the gluing of all seams and joints.</p>			

8.0	SANITARYWARE & ABOVE GROUND DRAINAGE																									
8.1	<b>Sanitaryware</b>  The contractor shall allow for the supply and fixing of the following sanitaryware:																									
8.1.1	Bath Room: Bath, Shower tray and enclosure, WC pan & cistern and wash hand basin Allow a <b>Provisional Sum of £3,000</b> for supply only.	£	3,000	00																						
	Allow profit and attendance on this figure.																									
8.1.2	Shop WC – Armitage Shanks Doc M Contour 21 Plus Pack																									
8.2	<b>Waste Traps</b>  Supply and fix waste pipes with deep seal traps which are PVC in association with sanitaryware on the appliance list.																									
	<table><tr><td><u>Room</u></td><td><u>Waste</u></td><td><u>Trap</u></td></tr><tr><td>Kitchen</td><td>50mm</td><td>75mm</td></tr><tr><td>Dishwasher</td><td>40mm</td><td>75mm</td></tr><tr><td>Washing machine</td><td>40mm</td><td>75mm</td></tr><tr><td>Wash hand basins</td><td>32mm</td><td>75mm</td></tr><tr><td>WC</td><td>100mm</td><td>75mm</td></tr><tr><td>Shower</td><td>50mm</td><td>50mm</td></tr></table>	<u>Room</u>	<u>Waste</u>	<u>Trap</u>	Kitchen	50mm	75mm	Dishwasher	40mm	75mm	Washing machine	40mm	75mm	Wash hand basins	32mm	75mm	WC	100mm	75mm	Shower	50mm	50mm				
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	Allow for all necessary timber supports to the baths and showers in accordance with the manufacturers'/suppliers' recommendations.																									
	Therefore carrying out all aforementioned waste individually by adaptors to the nearest soil and vent pipes or stub stacks as necessary.																									
8.3	<b>Soil &amp; Vent Pipes</b>  Supply and fix 110mm diameter internal soil and vent pipes in locations shown venting externally through inline slate vent.  Stub stacks may be used elsewhere with the required air admittance valve either a Marley Durgo valve or Osma or similar approved and fitted to comply with the manufacturers' instructions.  The clients' Health & Safety file is to allow for the periodic servicing of the same valve to comply with the manufacturers' instructions.																									
8.4	<b>Underground connection</b>  Carefully excavate for new foul connection between proposed WC and existing internal manhole, cutting out concrete slab. Supply and lay Hepworth super sleeve 100mm diameter plastic drainage system bedded and haunched in pea shingle depth not to exceed 800mm. All to falls of 1:40 average, with all necessary bends. All foul water drainage runs to be laid in accordance with BS 8301 & BS80000 (13) & BS80000 (14).  Backfill and reinstate concrete slab.																									

<p>9.0</p>	<p><b>DECORATIONS</b></p> <p>The Principal Contractors specialist is to use “Dulux”, in the water-based low-odour system internally, oil based externally. This is to be applied fully to the manufacturer’s instructions and recommendations. The whole of the painted surfaces shall be finished in accordance with BS66150; 1982 Code of Practice for painting of buildings of BS5493:197 which is applicable to the work being carried out.</p> <p>The Contractor is to produce a fair and even surface and constant colours, subsequently free of brush marks and fatty edges; each coat shall be rubbed down before the next is applied.</p> <p>The Principal Contractor is to comply with the associated CDM/COSHH Assessments, including any occupational exposure limits – “OELS/PP,’s” and the like, associated COSHH assessments to be submitted for inclusion in the Health and Safety Plan, prior to a commencement on site.</p> <p>The Principal Contractor in conjunction with the Health and Safety Plan’s development is to liaise/consult with the HSE/Manufacturer’s/supplies, in respect of the main requirements in respect of air changes/provision of temporary extract fans, for a specific product or process including for works in confined spaces – The 1997 Act as amended.</p> <p><b>9.1 Generally</b></p> <p>Thorough and approved cross-ventilation (horizontal and vertical air-movement) is to be maintained, constantly for the duration of the contract.</p> <p>The properties complete are to be decorated internally and externally.</p> <p>Prior to the application of the paint systems all areas are to have all plaster droppings, dust and grease removed completely.</p> <p><b>9.2 Internal Decorations</b></p> <p>Residential flat complete. Scope of works area only in retail (store &amp; WC)</p> <p>9.2.1 <u>Walls &amp; Ceilings (general)</u></p> <p>Prepare, seal and apply 1no mist coat, 2no full coats Dulux matt emulsion paint to all walls and ceilings. Colour to be agreed (max 2no colours).</p> <p>9.2.2 <u>Internal Joinery</u></p> <p>Knot, stop and prime all internal joinery. Apply 2no undercoats, 1no coat of Dulux eggshell finish to all joinery except windows and cills, to have full gloss.</p> <p>All painted timbers to be knotted and primed prior to installation. Acrylic primers are not to be used. Colour to be agreed (max 2no colours).</p> <p><b>9.3 External Decorations</b></p> <p>9.3.2 <u>Joinery (including fascia and doors)</u></p> <p>Knot, stop and prime all new joinery.</p> <p>To new and existing joinery, clean surfaces with white spirit and wipe with lint free cloth.</p>			
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9.3.3	<p>Rub down with medium grade sandpaper.</p> <p>Apply 2no undercoats, 1no coat of Dulux Weathershield full gloss finish to all joinery. Acrylic primers are not to be used.</p> <p><u>Metalwork (including rainwater goods)</u></p> <p>Clean down, scrape and wire brush corroded steel to produce a clean metal surface.</p> <p>Rub down and prime all bare metal with 1no coat Dulux trade metalshield zinc phosphate.</p> <p>Bring forward primed are with 1no coat of Dulux trade metalshield gloss. Apply 2no coats of Dulux metalshield glass.</p>			
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10.0	<p><b>MAKING GOOD</b></p> <p>Allow for making good, including for all reinstatement of all areas which have been disturbed and have not been referred to specifically within the Schedule.</p>			
11.0	<p><b>CONTINGENCY SUM</b></p> <p>Allow a contingency sum of 10% to be spent in part or deducted in whole as directed by the Contract Administrator.</p>	£		

GENERAL SUMMARY

	SUMMARY COLLECTION SHEET			
1.00	PRELIMINARIES	£		
2.00-10.00	SPECIFICATION	£		
11.00	CONTINGENCY SUM	£		
	TENDER FIGURE (excluding VAT )	£		
	CONTRACT PERIOD.....			
	WORKS CAN BE COMMENCED WITHIN.....WEEKS/DAYS NOTICE			
	CONTRACTOR:.....			
	.....			
	.....			
	TEL. NO: .....			
	SIGNATURE: .....			
	DATE: .....			