

0 DEMOLITION, SITE CLEARANCE AND ALTERATIONS

0.1 Demolition

Door to be removed, wall to be propped and opening enlarged. New lintel to SE specification to be installed £

As Shown on drawing 1228/110 Demolition Plan, Point 1

Radiator to be removed. Pipework to be made good and concealed as required £

As Shown on drawing 1228/110 Demolition Plan, Point 2

Manhole Cover to be opened ready for new seal £

As Shown on drawing 1228/110 Demolition Plan, Point 3

Door to be removed £

As Shown on drawing 1228/110 Demolition Plan, Point 4

Half and full height stud walls to meeting room, kitchen and reception desk to be demolished. £

As Shown on drawing 1228/110 Demolition Plan, Point 5

Structure above to be propped, wall to be demolished. Structure to SE specification to be installed £

As Shown on drawing 1228/110 Demolition Plan, Point 6

Radiator to be removed. Pipework to be made good and concealed as required £

As Shown on drawing 1228/110 Demolition Plan, Point 7

Fire place to be removed, Chimney expression to remain. Chimney to be boarded over, vent installed and wall to be prepared for plastering over £

As Shown on drawing 1228/110 Demolition Plan, Point 8

Door and frame to be removed. Opening to be prepared for infill £

As Shown on drawing 1228/110 Demolition Plan, Point 9

Kitchenette units to be removed. Plumbing to be cut back and capped off as required. Door to be removed £

As Shown on drawing 1228/110 Demolition Plan, Point 10

Toilet and sink to be removed. Plumbing to be cut back and capped off as required. Sink drainage run and water supply to be re-used. Door to be removed £

As Shown on drawing 1228/110 Demolition Plan, Point 11

Electrical installation in wall to be removed. Alarm panel to be relocated. Stud wall to be removed, structure to be installed to SE specification if required. £

As Shown on drawing 1228/110 Demolition Plan, Point 12

Kitchen units to be removed. Plumbing and electrics to be removed and capped off where necessary. £

As Shown on drawing 1228/110 Demolition Plan, Point 13

Male toilet, basins, urinals and all other fittings to be stripped out and removed. Plumbing to be cut back and capped off as required. High level extract from kitchen to be removed £

As Shown on drawing 1228/110 Demolition Plan, Point 14

Double doors to reception to be stripped out and removed £

As Shown on drawing 1228/110 Demolition Plan, Point 15

Door to existing library to be stripped out and removed £

As Shown on drawing 1228/110 Demolition Plan, Point 16

Ramp to be grubbed out and prepared for infill £

As Shown on drawing 1228/110 Demolition Plan, Point 17

Structure above to be propped. Walls to be broken out as shown. Structure to be installed to SE specification. £

As Shown on drawing 1228/110 Demolition Plan, Point 18

Door to be carefully removed and set aside for future use. Wall to be assessed for load bearing capacity. Wall to be broken out if non-load bearing. If load bearing, consult with SE for structural strategy £

As Shown on drawing 1228/110 Demolition Plan, Point 19

Structure above to be propped, walls to be demolished as per plan. Structure to SE specification to be installed	£
As Shown on drawing 1228/110 Demolition Plan, Point 20	
Steps and Door to be broken out and removed	£
As Shown on drawing 1228/110 Demolition Plan, Point 21	
Floor recess / support requirements for new lift TBC. Core sample required to determine requirement for propping.	£
As Shown on drawing 1228/110 Demolition Plan, Point 22	
Door and frame to be removed. opening to be prepared for infill	£
As Shown on drawing 1228/110 Demolition Plan, Point 23	
Floor finishes to be stripped as per hatch.	£
As Shown on drawing 1228/110 Demolition Plan, Point 24	
Doors to be removed and assessed for re-use	£
As Shown on drawing 1228/110 Demolition Plan, Point 25	
Studwork infill to be broken out.	£
As Shown on drawing 1228/111 Demolition Plan, Point 26	
Window and sill to be removed. Opening prepared for masonry infill	£
As Shown on drawing 1228/111 Demolition Plan, Point 27	
Floor plate to be broken out and reduced back as per drawing. Floor plate to be supported to structural engineer's specification	£
As Shown on drawing 1228/111 Demolition Plan, Point 28	
Floor finishes to be stripped as shown with hatch.	£
As Shown on drawing 1228/111 Demolition Plan, Point 29	
Male WC door and frame to be stripped out and removed	£
As Shown on drawing 1228/111 Demolition Plan, Point 30	
0.2 Site Clearance	
N/A	£
Collection for Section 1 DEMOLITION	
Total for Section 0	
To be carried forward to Tender Summary	
1 SUBSTRUCTURE	
1.1 Foundations	
Lift Pit	£
Floor recess / support requirements for new lift TBC. Core sample required to determine requirement for new structure.	
1.2 Ground Floors	
GF lift lobby floor and ramp	£
Ramp to be formed in concrete to 1:12 gradient. Lift lobby floor to be raised 85mm and 25mm at lift base. Shown on Ground floor GA 1228/120 and Section drawing 1228/260	
Walls Below DPC	£
N/A	£
Collection for Section 1 SUBSTRUCTURE	
Total for Section 1	
To be carried forward to Tender Summary	
2 SUPERSTRUCTURE	
2.1 Frame	
Steelwork	£

All steels and associated works As per engineers drawings 1228_SE01_Y197-DR-01T1 and 1228_SE01_Y197-DR-02T1. Indicated on drawing number 1228/120 Proposed Ground Floor Plan

2.2 Upper Floors

FF lift lobby floor

Lift lobby floor to be cut back as required. joist sizes and directions to be specified by SE. As per engineers drawings 1228_SE01_Y197-DR-02T1. Indicated on drawing number 1228/121 Proposed First Floor Plan, Point 25

£

2.3 Roof

Main Entrance Pitched Roof

Roof to be stripped as required to allow for propping to main external wall while installing new steelwork. Roof to be made good with new felt where required and tiles re-installed. Timber work to be altered and made good as required also. Allowance for new ceiling joists to be made should this be required.

£

Main Entrance Pitched Roof Insulation

270mm (100+170mm) rockwool quilt insulation between and over ceiling joists. 170mm rockwool quilt insulation against steels to prevent thermal bridging

£

2.4 Stairs & Lift

Freestanding Lift

New freestanding lift to be installed to specialist supplier specification. Refer to provisional sum

£

2.5 External Walls

Block up former kitchen extract vent hole.

As Shown on drawing 1228/111 Demolition Plan, Point 14

£

Windows and External Doors

2.6 Windows

Proposed windows shown on drawings 1228/120 Proposed Ground Floor Plan, 1228/260 Proposed Sections. Listed and detailed on 1228/301 Window Schedule. Contractor to suggest product, Client to approve

£

Replace 1 no. low level obscured window pane to match other. See 1228/301 Window Schedule and 1228/121 Proposed First Floor Plan

£

External Doors

N/A

Sills

N/A

£

Internal Walls and Partitions

2.7 Blockwork infill to existing walls

Existing openings in existing walls to be infilled identified on drawings 1228/120 and 1228/121. Infill to be dense blockwork, one skin to either side. Blockwork to be tied into existing wall cheeks with wall ties as required. 12.5mm plaster board on dot and dab to line through with existing once skimmed. Mesh to be applied across joint with existing prior to skim coat. Concrete floor thickness to be assessed prior to blockwork.

£

Studwork internal walls

Timber corner posts and side posts to support new studwork wall above door and window units. Studwork wall to be 90mm studs with rockwool insulation between. 1no. layer of 12.5mm plasterboard to either side. Identified on Ground floor plan 1228/120 and Section drawings 1228/260.

£

First floor studwork internal wall to enclose liftshaft

New studwork wall to enclose lift shaft. Studwork wall to be 90mm studs with rockwool insulation between. 2no. layer of 12.5mm plasterboard to either side to provide 60 minute wall. Identified on first floor plan 1228/121 and Section drawings 1228/260.

£

Studwall to enclose boiler unit

£

60 minute stud wall to enclose boiler and pipework. FD30 door to be installed as per door schedule. Shown on drawing 1228/120 Proposed Ground Floor Plan	£
Fire Place to be blocked up Fire place to be blocked up and plaster boarded over. Ventilation grill to be installed to allow chimney to breathe. Shown on drawing 1228/120 Proposed Ground Floor Plan	
2.8 Internal Doors	
Doors New doors as shown on drawings 1228/120 Proposed Ground Floor Plan, 1228/121 Proposed First Floor Plan and 1228/260 Proposed Sections. Listed and detailed on 1228/300 Door Schedule. Contractor to suggest product, Client to approve	£
Collection for Section 2 SUPERSTRUCTURE	
Total for Section 2	£
To be carried forward to Tender Summary	
3 FINISHES	
3.1 External Wall Finishes N/A	£
3.1 Internal Wall Finishes Wall treatments as per drawing 1228/160 Proposed Ground Floor Plan	£
Skirting as per drawing 1228/160 Proposed Ground Floor Plan	£
Handrails as per drawing 1228/160 Proposed Ground Floor Plan	£
3.2 Floor Finishes Floor finishes as per drawing 1228/160 Proposed Ground Floor Plan	£
3.3 Ceiling Finishes Ceiling Treatment Type 01 as per drawing 1228/171 Reflected Ceiling Plan	£
Ceiling Treatment Type 02 as per drawing 1228/171 Reflected Ceiling Plan	£
Ceiling Treatment Type 03 as per drawing 1228/171 Reflected Ceiling Plan	£
Decorative cornicing as per drawing 1228/171 Reflected Ceiling Plan	£
Collection for Section 3 FINISHES	
Total for Section 3	£
To be carried forward to Tender Summary	
4 FITTINGS AND FURNISHINGS	
4.1 Fittings, Fixtures and Furniture 3 linear metres of shelving to be installed within Cleaners Store. Shelving to be 300mm deep 20mm thick painted softwood on fixed timber framing.	£
4.2 Soft Furnishings N/A	£
Collection for Section 4 FITTINGS AND FURNISHINGS	
Total for Section 4	£
To be carried forward to Tender Summary	
5 SERVICES	
5.1 Sanitary Appliances Cleaner's hopper type sink and fixed shelving to be installed. Existing WC sink drainage run and water supply to be reused. Refer to provisional sum	£
Fold out baby change unit to be installed within Unisex Accessible WC. Refer to provisional sum	£
Allow provisional sum for new toilet seats to be installed to both WCs on first floor	£
5.2 Services Equipment	

N/A

5.3 Disposal Installations

N/A

5.4 Water Installations**Mains Supply Within Building**

N/A

Hot & Cold Water Services

N/A

5.5 Heat Source

N/A

5.6 Space Heating**Water Central Heating**

N/A

Local Heating

N/A

5.7 Ventilation System

Mechanical extract fan to be fitted to allow under stairs cupboard to vent into lift shaft. Provide louvre at first floor as per 1228/121. Fire dampers required.

£

Lift shaft to be ventilated by at high level. Fire damper required.

£

5.8 Electrical Installations**Electrical Source and Mains**

N/A

Electrical Power Supplies within Ground Floor

Allow for 10 new data points

£

Allow for 10 new double power points

£

Allow for 2 new intercom points

£

Remove mid wall power skirting in Public Space 3

£

Electrical Lighting

Allow for lighting as per Dextra Lighting plans

£

Electrical Light Fittings

Allow for light fittings as per Dextra Lighting plans

£

5.9 Oil Installations

N/A

5.10 Communication Installations**Warning Installations**

Disabled refuge intercom system to be installed allowing verbal communication between refuge and control panel externaly at entrance porch door

£

BT installation

Existing communications box (located within Public space 1) to be relocated to New Book Store)

£

Visual and Audio Installations

N/A

5.11 Builders' Work in Connection with Services

As required

£

5.12 Fire**Fire Equipment, Signage and Lighting**

Refer to fire consultants report for list of equipment to be installed. Fire consultants report to follow.

£

Collection for Section 5 SERVICES

Total for Section 5

£

To be carried forward to Tender Summary

6 EXTERNAL WORKS		
6.1 Site Works		
Site Preparations		
As Required		£
Surface Treatments		
N/A		
6.2 Drainage		
Allow for rerouting of first floor male WC soil pipe as required to avoid new structure within entrance porch. As per section drawings 1228/260		£
Manhole seal to be replaced as required. Indicated on point 9 Proposed ground floor drawing 1228/120		£
allowance to be made for rain water pipe investigation works. Open up paving surrounding 2no front corner rainwater pipes to determine drainage runs and ability to connect 2no. Central rainwater pipes currently discharging directly into ground. Allowance to be made for connection works if deemed acceptable.		£
6.3 External Services		
Water Mains		
N/A		
Gas Mains		
N/A		
Electric Mains		
N/A		
Builder's Work In Connection With External Services		
N/A		
6.4 Landscaping		
N/A		
Collection for Section 6 EXTERNAL WORKS		
Total for Section 6		£
To be carried forward to Tender Summary		

TENDER SUMMARY		
Total for Section 1		£
Total for Section 2		£
Total for Section 3		£
Total for Section 4		£
Total for Section 5		£
Total for Section 6		£
Preliminaries		£
PROJECT TOTAL		£