

Background

B The building has been subject to further alterations and extensions over the Centuries. It has been previously used as an art gallery and museum. The building was subject to an arson attack in 2016 and the building suffered significant fire damage. An extensive renovation project to rectify the fire damage was completed in 2019.

C The Council wish to relocate some of its staff back into the building and carry out refurbishment works to these areas to make them suitable for use. The works will entail refurbishment of some areas on the 1st floor of the building. Also, the Council wish to refurbish some areas on the ground floor, so that members of the public / private parties can hire them for functions.

The refurbishment works are summarised below –

- Patch plastering repairs
- Repairs to floor boards
- Upgrade Internal Door
- Install new internal door
- Minor joinery repairs
- Remove boarding to window and fit mesh screen
- Lighting Upgrade
- Full internal redecoration
- Install new suspended electric Heaters to ceiling

- Replace section of damaged plasterboard ceiling
- Install new Marmoleum sheet flooring to steps
- Replace section of skirting
- Minor joinery repairs
- Remove window screen
- Replace polycarbonate glazing to windows with glass
- Strip out existing stainless steel sink, base unit and wall unit
- Fit new sink unit, cupboards and worktops
- Fit additional sockets
- Upgrade internal door
- Fit replacement ceiling hatch
- Full internal redecoration

First Floor Toilet Area No.1

- ## First Floor Toilet Area No.2

- ### Ground Floor Tenant Hall / Suite

- ### Ground Floor Bar Area

- ## Ground Floor Circulation Areas

- ### Ground Floor Female W.C.

- ### Ground Floor Male W.C.

- ## General Items

- **Water Supply** – to reinstate the water supply to the areas which are to be refurbished.
- **Legionella Risk Assessment and Management Plan** – As the building services have been shut down and left stagnant for a long period of time. To commission a full Legionella Risk Assessment Survey and Management Plan of the building, including taking samples with a written report produced and schematic drawing. To action any works recommended from the survey. e.g. chlorination / cleaning, flushing and disinfection, removal of dead legs etc.

		Qty	Rate	£	p
<u>DEMOLITION / STRIPPING OUT WORKS</u>					
<u>First Floor Office Area A1/12</u>					
A	Security Screen to Window – To remove 1No. timber security screen and associated framework fitted over the external face of the first floor window WF No.4 and dispose of. Approx. size 1.70m (H) x 1.03m (W). Include for all necessary access equipment to enable the works to be carried out in a safe manner whilst working at height.	Item			
B	Door D1 to Office Area A1/12 – To remove the existing flush timber door and dispose of.	Item			
<u>First Floor Break Out Area A1/18</u>					
C	Security Screen to Window – To remove 1No. timber security screen and associated framework fitted over the external face of the first floor window WF No.5 and dispose of. Approx. size 1.70m (H) x 1.03m (W). Include for all necessary access equipment to enable the works to be carried out in a safe manner whilst working at height.	Item			
D	Defective Plasterboard to Ceiling – To remove the complete defective plasterboard ceiling and dispose of all materials arising. Include for isolating and removal / refitting on completion of all existing electrical fixtures including smoke detectors / lighting etc. to enable the plasterboard ceiling to be removed and the new ceiling to be installed. Allow for an area of approx. 12.50m²	12.50	m ²		
E	To remove existing fixtures including 'Building Documentation' Red Box, Fire Extinguisher / Blanket, Signage and Pin Boards to enable the works detailed in this specification to be carried out and refix on completion.	Item			
<u>First Floor Kitchen Area A1/17</u>					
F	Removal of Fixtures – To isolate services and to remove the existing stainless steel sink and base unit and wall cupboard and dispose of.	Item			
G	Soap Dispenser – To remove soap dispenser and set aside for re-use.	Item			
H	Oversink Water Heater – To isolate electrical feed to oversink water heater and disconnect cold water feed. To remove the water heater to enable wall replastering works to be carried out and dispose of.	Item			
I	To hack off one course high of ceramic wall tiles forming splashback to the sink unit and dispose of.	Item			
J	Defective Plasterboard to Ceiling – To remove the complete defective plasterboard ceiling and dispose of all materials arising. Include for isolating and removal / refitting on completion of all existing electrical fixtures including smoke detectors / lighting etc. to enable the plasterboard ceiling to be removed and the new ceiling to be installed. Allow for an area of approx. 8.0m²	8.0	m ²		
K	New Mesh Screens to Windows – To manufacture and fit new mesh security screens to protect glazing. Security screens to be manufactured from welded wire mesh 75 x 12 x 4.0mm to match existing with a powder coated finish. Allow for : WF No. 1 & WF No.2 – 2No.screens each approx. 1.03m (W) x 1.70m (H). Ground Floor Bay Window No.6 - 2No. screens 0.52m (W) x 1.29m(H), 2No. 0.47m (W) x 1.29m (H), 2No. 0.52m (W) x 0.50m (H) & 2No. 0.47m (W) x 0.50m (W).	10	No.		
		£			

Urinal Bowl & Pipework – To disconnect the sparge pipework feeding the right hand urinal bowl and cap off the water supply. To disconnect the waste pipework and trap and cut back the remaining waste pipework and reform the rodding point. To remove the urinal bowl and all associated fixings from the wall and dispose of. To make good any redundant holes in the ceramic wall tiles.

Item

Item

Item

D First Floor Break Out Area A1/18 Window Frame No.5 & Ground Floor Room A0/37 Bay Window Frame No.6 – To remove 12No. existing panels of polycarbonate glazing to the vertically sliding box sash window and 4No. to the bay window and dispose of.

16	No.
----	-----

12	No.
----	-----

2	No.
---	-----

2	No
---	----

7	NO.
---	-----

F Internal Patch Plastering to Walls – To hack off defective isolated areas of wall plaster and dispose of. To apply new lime plaster finish comprising an **undercoat / scratch coat** consisting of one part fat lime to two and a half parts grit sand. Just before the mortar is ready for application horse, goat, cow or yak hair should be added to the mix approx. 0.5 kg per 100 litres. Allow for a thickness of between 10 – 12mm. Provide a criss cross key, creating 25-35mm diamonds, with a pointed but blunt wooden lath. To apply a **float coat** which is to be applied 4-5 days or more depending on conditions, after completion of the undercoat. Its strength should be less than the previous coat. This second undercoat should consist of one part fat lime to 2 ½ parts well graded sand. Just before the mortar is ready for application goat hair should be added to the mix approx. 0.5kg per 100 litres. Thickness to be kept between 9 and 11 mm. **Finishing Coat –** To apply new 3mm thick Heritage lime plaster finishing coat. All lime plaster materials to be supplied by Mike Wye & Associates Ltd., Buckland Filleigh Sawmills, Shebbear, Beaworthy, Exeter EX21 5RN. Allow for the following:

- Office Area A1/12 – 5.0m²
- Kitchen Area A1/17 – 4.0m²
- Break Out Area A1/18 – 1m²
- Bar Area A0/35 – 3.25m² + isolated holes in wall plaster around the room which have been left following removal of redundant electrical fittings
- Circulation Area A0/30 & A0/35a – 6.5m² + isolated holes in wall plaster to the circulation area walls which have been left following removal of redundant electrical fittings.
- Female W.C. A0/31 – 2m²
- Male W.C. A0/33 – 3m² + allow for replacing rusting angle beads each approx.. 2.03m long to wall reveal in urinal area.

5.0 m²

4.0	m ²
-----	----------------

1.0	m ²
-----	----------------

3.25	m ²
------	----------------

6.50	m ²
------	----------------

2.00	m ²
------	----------------

3.00	m ²
------	----------------

Redundant Holes in Walls of Ground Floor Tenant Hall / Suite A0/36 –
Following previous removal of redundant electrical fixtures above Door D6, to fill remaining holes in the brickwork ready for redecoration. Include for using a coarse lime putty mortar mixed 3/1 (sand : lime) ratio.

Item

Item

- Break Out Area A1/18 – 12.50m²
- Kitchen Area A1/17 – 8.0m²
- Circulation Area A0/30 – 6.50m²
- Male W.C. A0/33 – 2.0m²

12.50	m ²
8.00	m ²
6.50	m ²
2.00	m ²

Item

12.50	m ²
8.00	m ²
6.50	m ²

2.20	m ²
------	----------------

Item

Item

J Tiled Splashbacks in Kitchen Area A1/17 – To form a tiled splashback behind the sink unit and worktop. Include for 3.60m long in Gloss White tiles Product Code BCT12016 size 100 x 200mm. To be laid horizontally and allow for 3 courses high. All as manufactured by British Ceramic Tile Ltd. Include for all tile grout, adhesive and pvc edging beads and sealing to adjacent surfaces. **Allow for an area of 1.10m²**

1.10	m ²
------	----------------

Ceramic Tiling

Item

Item

Item

- Office Area A1/12
- Break Out Area A1/18
- WC A1/03
- WC A1/04
- Circulation Area A0/30
- Female W.C. A0/31

103.0	m ²
-------	----------------

Item

- Office Area A1/12;
- Kitchen Area A1/17
- Break Out Area A1/18
- WC A1/03
- WC A1/04

Item

50	M
----	---

6	No.
---	-----

6	No.
---	-----

WOOD FLOORING

- A Parquet Wood Block Flooring To Female W.C. Area A0/30** – Allow for taking up 6No. loose wood blocks and cleaning the underside of bitumen before refixing the blocks securely using suitable adhesives.
- B Mechanical Sanding of Parquet Wood Block Flooring** – To carry out mechanical sanding of the whole of the wood block floors in the areas detailed below. Where gaps are evident between the blocks to fill them with sand from the sanding process, mixed with a cellulose hardener. To remove redundant carpet gripper rods to the edges of the wood block flooring and dispose of. Wood blocks to be lightly sanded, the contractor should allow for sanding through the grades to achieve a smooth finish (allow 3) with the intension that the last grade is undertaken in a straight line to smooth out the sanding caused by previous sanding. An even finish should be achieved across the whole surface area. Allow for the following areas:
- Circulation Area A0/30 – 2.50m²
 - Female W.C. Area A0/31 – 10.20m²
- C Trial Patch of Floor Treatment** – Allow for applying 2No. coats of Fiddes Hard Wax oil Satin Finish, strictly in accordance with the manufacturer's instructions to 1No. trial area. Supplier – Fiddes & Son, Florence Works, Brindley Road, Cardiff CF11 8TX. **For estimating purposes allow for 1.5m²**
- D Floor Treatment** – Allow for applying 2No. coats of Fiddes Hard Wax oil, Satin finish, strictly in accordance with the manufacturer's instructions to the following floor areas:
- Office Area A1/12 – Allow for an approx. area of 68.15m²
 - Break Out Area A1/18 – Allow for an approx. area of 13.15m²
 - WC A1/03 – Allow for an approx. area of 3.25m²
 - WC A1/04 – Allow for an approx. area of 2.25m²
 - Circulation Area A0/30 – Allow for an approx. area of 2.50m²
 - Female W.C. Area A0/31 – Allow for an approx. area of 10.20m²

E Break Out Area A1/18 – Allow for removing the nosings and the existing linoleum finish from the treads of the 4no. steps and dispose of all materials arising.

F Steps to Break Out Area A1/18 Tread Preparation – To supply and fit 3mm thick hardboard sheets to 4No. treads 280mm (W) x 920mm (L) prior to the laying of the new floor covering.

G New Floor Covering to Steps in Break Out Area A1/18 – To supply and fit Marmoleum Solid – Linoleum sheet flooring. Roll width: 2000 mm. Thickness: 2.5 mm. Colours/Patterns: To be confirmed by Client / agreed with Conservation Officer.

H Flooring roll: to EN-ISO-24011

I Manufacturer: Forbo Flooring UK Ltd, P O Box 1, Kirkcaldy Fife, KY1 2SB. Tel: 0800 0282 162 Fax: 01772 646912
Email: info.flooring.uk@forbo.com. Web: www.forbo-flooring.co.uk

Adhesive - Include for all appropriate adhesive in accordance with manufacturer's instructions i.e. 414 Euroflex Lino plus or 614 Eurostar Lino EL (and primer if recommended by manufacturer).

A Adhesive - Include for all appropriate adhesive in accordance with manufacturer's instructions i.e. 414 Euroflex Lino plus or 614 Eurostar Lino EL (and primer if recommended by manufacturer).

Item

Seam welding: Allow for hot welding with matching coloured rod.

Item

Break Out Area A1/18 Step Nosings – To supply and fit 5No. new aluminium nosings to the existing steps, Ref. SR126L Lip Back Stair Nosing, gauge 2mm, tread 63mm, riser 30mm, stair shape rake back and insert colour to be confirmed. Allow for all cutting to suit required width. All as manufactured by Quantum Profile Systems Ltd. Salmon Fields, Royton, Oldham, OL2 6JG. Tel: 0161 627 4222

Item

Floor Covering to Male W.C. Area A0/33 – To strip up an area of approx. 2.0m² of existing damaged sheet vinyl floor covering and dispose of. To prepare the sub-floor by applying a latex screed and to supply and fit Surestep Original safety vinyl flooring 2.00 thick as previously described and as manufactured by Forbo Flooring UK Ltd. Colour to match existing, include for all seam welding with matching coloured rod and sealing all abutments / protrusions with a suitable silicone sealant. Allow for new PVC sit on skirtings where required, to match existing, colour to be black. There is an existing access cover set into the floor, allow for cleaning off the edges of the access cover and lifting eye holes to ensure free lifting and level seating. Allow for forming a cut out in the new sheet vinyl around the access opening and lifting holes. To supply and fit new brass effect cover strips over the joints to the access cover. To be screwed into position to enable easy removal when access is required and to be mitred at the corners.

Item

Allow for 2.0m²

2.0

 m^2

Carpet Transition / Edgings Strips

Circulation Area A0/30 – To supply and fit 1No. new polished brass carpet to wood edging strip 30mm x 900mm to be fitted at the threshold of Door D10. Allow for reducing the size to suit the width of the door opening.

1

No.

Floor Access Panel to Circulation Area A0/35a – To remove existing damaged edging strips to three sides of the access hatch and dispose of. To supply and fit new polished brass edging strips to match previous. To lay new piece of carpet over the top of the access hatch approx. size 790 x 630mm with 2No. lifting holes cut in it.

Item

N.B. See I.D. Risk Item for purchase of new piece of carpet and underlay, type / pattern to be confirmed by the Client.

Female W.C. Area A0/31 – To take up the existing carpet transition / edging strips running around the perimeter of the three toilet cubicles and dispose of. To supply and fit new polished brass sheet vinyl to wood floor transition / edging strip. Allow for a length of **4.31m**

4.31

M

Internal Redecoration Works

- Item

Item

Item

Item

Item

Item

Item

Item

Item

Internal Redecoration Works (Continued)

- Item

Item

Item

Item

Item

Item

G	New Staff Kitchen to Room A1/17 – To supply and fit new kitchen furniture as manufactured by Howdens Joinery Co. To allow for the following: Units – Unit range to be Greenwich Gloss
H	1No. 1000 Drawer-Line Sink Base Unit to suit left hand drainer H890 x W1000 x D575mm 1No. 1000 Drawer-Line Base Unit H890 x W1000 x D575mm 1No. 500 4 Drawer Base Unit H890 x W500 x D575mm

Item

1	No.
1	No.
1	No.

- 3.60 m

Description of the Works	Qty	Rate	£	p
<u>N FURNITURE / EQUIPMENT (Continued)</u>				
A Silicone Sealant – To seal all joints where new worktops abut walls and services, colour white.	Item			
B Accessories Include for: Jointing strips, Continuous Plinth & Return Plinths to base units. Handles to doors / Drawers – Stainless Steel HKB1131* T Bar handle, Hinges 110° zinc plated steel hinges, End Panels / supports, filler panels, and adjustable legs.	Item			
C Allow for supply and fitting the following kitchen equipment:				
1No. Lamona Belmont Stainless Steel Inset Sink, left hand drainer.	1	No.		
1No. Lamona Polished Chrome Arno Tap Ref: TAP2422	1	No.		
1No. Single Bowl Plumbing Kit Ref. PLU1002	1	No.		
D Isolators – Include for fitting isolating valves to the H.W. & C.W. feeds beneath the sink.	Item			
E Pipework Alterations – Include for all alterations to the H.W. / C.W. feed pipework and waste pipework to provide operational services to the new sink unit.	Item			
<u>BUILDING FABRIC SUNDRIES</u>				
F Break Out Area A1/18 Hole at Base of Wall – Where electrical services pass through the base of the wall, to infill the opening with intumescent pillows as manufactured by Rockwool. Allow for 4No. intumescent pillows 300mm (L) x 100mm wide x 35mm thick Ref. Item No. 128038 (Contractor to check sizes before ordering).	Item			
G Holes in Circulation Area A0/35a Wall at High Level – Where electrical services pass through the corridor wall at 2No. points in the corner at high level. To infill the opening with intumescent sealant / pillows as manufactured by Rockwool. Allow for 4No. intumescent pillows 300mm (L) x 100mm wide x 35mm thick Ref. Item No. 128038 (Contractor to check sizes before ordering).	Item			
H Electrical Wiring Hanging Loose to Circulation Area A0/35a – Where existing electrical wiring is hanging down loose on the left hand wall area, allow for cutting back all redundant wiring to a suitable position and re-clipping to the wall any wiring which is still live and enclosing in suitable white PVC trunking to tidy it up.	Item			
I Break Out Area A1/18 Vent to Chimney Breast – To remove the remains of the existing damaged plaster vent and dispose of. To supply and fit a replacement vent with flyscreen approx. size 230 x 225mm. Exact type to be agreed with Conservation Officer.	Item			
J Ornamental Rooflight Support Brackets to Circulation Area A0/35a – Allow for supply and erecting suitable mobile access tower to enable an inspection to be carried out of 2No. ornamental support brackets which are showing signs of movement and cracking is evident where they abut the wall. N.B. See I.D. Risk Item for further works which may be required following the inspection of the support brackets.	Item			
K Tenant Hall / Suite A0/36 – Defective mortar joints to exterior wall, allow for repointing approx. 1.60m ² of defective brickwork joints in lime mortar to match existing	Item			
11	To Collection	£		

		Qty	Rate	£	p
<u>BUILDING FABRIC SUNDRIES</u>					
<u>Joinery Works</u>					
A	Skirting to Break Out Area A1/18 – To supply and fit a replacement section of softwood skirting board. Allow for removal and replacement of an existing section of adjacent skirting, for manufacturing purposes. Allow for a new section of skirting approx. 2.80m long x 155mm high x 22mm thick and profile to match existing. Include for any making good to wall surfaces.	2.80	m		
B	Break Out Area A1/18 Loose Section of Moulding – Allow for refixing a loose section of timber moulding to the top of the left hand string, to the entrance steps to the room.	Item			
C	Ceiling Hatch to Kitchen Area A1/17 – To manufacture and fit a replacement ceiling hatch in fire retardant MDF board 15mm thick, size to suit existing opening, approx. size 775 mm x 635mm.	Item			
D	Office Area A1/12 Door D2 – Section of broken moulding to bottom right hand panel, to remove remaining damaged section and to manufacture and fit replacement section of softwood moulding, pattern and section to match existing, approx. 230mm long.	Item			
E	Tenant Hall / Suite Area A0/36 – To ease and adjust Door D5 which is causing damage to the carpet at the threshold of the door. Allow for removing the door, reducing the bottom edge and rehanging. Ensure the door opens freely and has secure closing.	Item			
F	New Boxing-in to Male W.C. Area A0/33 – To form new boxing-in to enclose the existing soil / R.W.P in the urinal area. To supply and fit new softwood studwork in 75x50mm to form framework for boxing-in. Include for fitting 25x25mm PAR softwood to form rebates for the new access door opening. To face the new studwork with 9mm thick Moisture Resistant MDF and to form an access panel in 9mm thick Moisture Resistant MDF approx. size 665 (W) x 2000mm (H). Access panel to be fixed with brass cups and screws at 400mm centres. All new boxing-in to receive decoration as previously described.	Item			
G	Repairs to Timber Boarded Ceiling to Female W.C. Area A0/31 – Where redundant electrical fittings have been removed from the ceiling previously and fixing holes have been left exposed. Include for filling in all the redundant holes with timber plugs / filler where appropriate.	Item			
H	Tenant Hall / Suite A0/36 – To refit approx. 16No. loose vertical T & G boards forming panelling below dado rail to gable end wall.	Item			
<u>Fire Improvement Works to Doors</u>					
I	Intumescent Coating Kit to upgrade raised and fielded doors to fire-rated doors – To supply and apply primer, intumescent coating and top coat as per Envirograf door upgrade kit RFC Ref. ES/RFC/WG – Colour White and finish Gloss, to both faces of Door D2, D3 and D4. All to be applied in strict accordance with manufacturer's instructions.	Item			
J	Intumescent Strip and Smoke Seal – Include for fitting to the edge of the doors a 15x4mm combined intumescent strip and smoke seal. Allow for doors D1, D2, D3 and D4	Item			
K	Overhead Door Closer to Door D2 – To refix defective Briton 2003 overhead door closer whose arm has become detached.	Item			
		£			

Fire Improvement Works to Doors (Continued)

- Item

Item

- Item

- Item

- Item

- Item

- Item

Item

- Item

- Item

- Item

Excavations for New Service Duct – To carry out trenching works for the new Broadband Network Cable Run. To excavate a service trench **650mm deep x 400mm wide x approx. 350 Metres long**. To set aside all grass turfing removed for re-use and spoil arising from the excavations. The base of the trench shall be covered with at least 25mm thick layer of well compacted fine fill material. Proposed trench route as detailed on drawing No. WHY-MCC-XX-DR-B-0011 – Proposed Groundworks for New Broadband Network.

350	M
-----	---

M

New Service Duct – To supply and lay **350m** of new Twinwall underground fibre optic ducting 94/110mm, Colour Green. To be manufactured for High-Density polyethylene (HDPE) Naylor Metro-Duct or similar approved. Complete with all 94/110mm duct couplers and ducting draw chord / rope. Allow for forming bends and bringing the duct up to surface level at both the start and end of the duct run. During construction all open ends should be plugged or capped, to prevent ingress of rainwater, vermin or dirt. The new duct shall be left clean and free from obstruction.

350	M
-----	---

M

New Ducting Access Chambers – To supply and install new duct access chambers. Base of excavated area for new chambers to be formed in well compacted granular material 150mm thick. Form a minimum clearance of 150mm surrounding the chamber for solid concrete support. After installation of the new chambers allow for surrounding with concrete which should be of a semi-dry workable mix. Ensure concrete fill is evenly distributed around the chamber and level with the top surface. Concrete the frame at the appropriate height.

Item

Allow for installing Naylor Metro-Ducting Access Boxes 300 x 300 x 330mm, the modular access boxes to be stacked on top of each other interlocking at the corners to achieve the required depth and positioned centrally within the trench. Allow for supply and fitting to the top of the access chambers Naylor Metro Cover and Frame – Composite Anti-slip size 300 x 300mm, load rated to BS EN 124 Class B125. Allow for the installation of 8No. duct access chambers and covers located at maximum 70m centres and at change of direction and at termination points. Ducts should enter chambers at right angles to their wall and finished flush with the inside surface of the wall. There should be a minimum of 50mm between ducts and the chamber walls. Ensure chambers are not left uncovered.

8	No.
---	-----

No.

Underground Caution Warning Tape – To supply and lay 350m of underground caution warning tape, Green Fibre Optic Cable 150mm wide. To be positioned 150mm above the new duct.

Item

Service Trench Reinstatement – Allow for backfilling the service trench, the new duct shall be surrounded by a well compacted fine fill material, to a minimum depth of 50mm above the duct. To backfill the remainder of the service trench with the spoil previously set-aside and to re-lay the grass turf's to finish the reinstatement. Any excess spoil still remaining is to be removed from site.

Item

Health & Safety Survey – Prior to carrying out any excavations, to carry out a survey of the trench run with a Cable Avoidance Tool (C.A.T.) to ensure that there are no existing buried services along the route of the excavations.

Item

	Qty	Rate	£	p
EXTERNAL TRENCHES / PIPEWAYS FOR BURIED SERVICES				
<u>(Continued)</u>				
A				
Health & Safety Exclusion of the Public from the Work Area – The excavations will be carried out in a public park and allowance shall be made for erecting suitable barriers with appropriate warning signage, to exclude the public from the works area. Allow for checking the barriers each morning and reinstating if they have been subject to vandalism.		Item		
<u>General Items</u>				
B				
When any dusty works are carried out, allow for covering all smoke heads in the immediate vicinity with temporary covers at the beginning of each day and uncovering at the end of each day, for the whole duration of the works.		Item		
C				
Builders Works in Connection with New Mechanical and Electrical Services Installations – Allow for all associated builders work / making good to enable the electrical and mechanical services installations detailed in this specification / on the drawings to be carried out.		Item		
D				
Lead Paint Testing – Prior to any redecoration works being carried out to wooden surfaces. To commission a specialist contractor to carry out sampling and testing of the existing painted surfaces in each of the areas, to identify the potential health hazards which may be present. Assess the significance of any lead hazards which may have been identified and put measures in place to control the risks.		Item		
E				
If Lead Paint is Identified Plan the Works – Only strip back old lead paint if it is flaking, chipping or is a risk to children. If paint is in a poor condition, remove using a combination of chemical paint stripper, wet abrasive paper and on tool extraction. If lead paint is in a good condition use wet abrasive paper to make a good key for the new coat of paint.		Item		
<u>IDENTIFIED RISK ITEMS</u>				
F				
New Ironmongery – Include the sum of £350.00 for new ironmongery to Door D3 to the satisfaction of the conservation officer.			350	00
G				
Builders Work Associated with New Broadband Upgrade – Include the sum of £5,000.00 for Builders Work / Enabling Works associated with the new broadband upgrade to the building.			5,000	00
H				
Replacement of any Lead Water Supply Pipework – Include the sum of £3,500.00 to trace the original cold water supply from toilets and kitchen to its source, if the pipework is a lead service then it shall be replaced throughout from source to each discharge point.			3,500	00
I				
Plastering Works – Include the sum of £8,500.00 for any additional wall / ceiling plaster which may be required.			8,500	00
J				
Compliance with Conservation Officers Requirements – Include the sum of £5,500.00 for any additional works which may be required to comply with Conservation Officers instructions.			5,500	00
K				
Floor Board Repairs – Include the sum of £2,500.00 for any additional repairs to timber floor boards which may be required.			2,500	00

IDENTIFIED RISK ITEMS (Continued)		Qty	Rate	£	p
A	Legionella Risk Assessment – Following the carrying out of the Legionella Risk Assessment and Management Plan, include the sum of £6,000.000 to action any works recommended from the survey. e.g. chlorination / cleaning, flushing and disinfection, removal of dead legs etc.			6,000	00
B	Carpet Repairs at Threshold of Door D5 in the Tenant Hall / Suite A0/36 – Include a sum of £600.00 for appointing a specialist carpet repair company to assess the damage to the carpet and give recommendations for the best method of repair and to carry out the works identified.			600	00
C	Floor Access Panel to Circulation Area A0/35a – Include a sum of £250.00 for the purchase of a new piece of carpet / underlay.			250	00
D	Lead Paint Identified – If lead paint is identified following the sampling by a specialist contractor, to allow a sum of £3,500.00 for additional measures which may need to be taken to carry out the works in a safe manner.			3,500	00
E	Ornamental Rooflight Support Brackets to Circulation Area A0/35a – Following inspection of 2No. ornamental support brackets to rooflight. Include a sum of £500.00 for any remedial works identified.			500	00

COLLECTION

£

p

Page 1
 Page 2
 Page 3
 Page 4
 Page 5
 Page 6
 Page 7
 Page 8
 Page 9
 Page 10
 Page 11
 Page 12
 Page 13
 Page 14
 Page 15
 Page 16

TOTAL £