

BRABINS CHARITABLE TRUST

Building Specification in connection with Remedial Repair works at

**Post Office & John Brabins House
20-22 Talbot Street, Chipping, PR3 2QE**



Project Managers Architects Quantity Surveyors Building Surveyors CDM Advisors

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Post Office & John Brabins House
20-22 Talbot Street, Chipping, PR3 2QE**

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(LM/1912/11/12)

Prepared by: Luke McKeivitt

Date: 07/09/20

Checked by: Chris Bell

Date: 07/09/20

1.00 Preliminaries

2.00 Materials and Workmanship

3.00 Schedule of Building Works

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Preamble: All works to be undertaken in strict accordance with all information contained within the tender documentation.

PART 1.00 - GENERAL AND PREPARATORY WORKS

1.01.00	The Contractor is to allow for all works either detailed or inferred in the Schedule and must carry out a detailed inspection of the site to ascertain the extent and nature of the works. Any discrepancies or queries must be brought to the attention of the Contract Administrator (CA) for clarification before the commencement of works.	ITEM
1.02.00	Adequate protection shall be provided to all hard landscaping (E.g. pavings, kerbs, etc.) in the vicinity of the works, and on the site generally.	ITEM
1.03.00	The Contractor is to ensure all temporary scaffolding/working platforms and edge protection is provided to conform to all relevant Health & Safety legislation in order to undertake the works.	ITEM
1.04.00	The contractor is to allow to provide <u>all</u> necessary scaffold and other suitable access equipment as required to carry out the whole of the works.	ITEM
1.05.00	All access equipment is to comply with relevant Health and Safety Legislation where applicable. Contractor should allow for all Local Authority permits as may be required, excluding Listed Building Consent which has already been obtained.	ITEM
1.06.00	The Construction (Design and Management) Regulations 2015 apply to these works and a Principal Designer has been appointed. The contractor should make allowance to perform the duties of principal contractor including preparation of a construction phase plan and provision of relevant information for inclusion in the health and safety file.	ITEM
1.07.00	Allow to comply with any and all specific requirements confirmed in the Pre-Construction Information Document.	ITEM
1.08.00	Security of the premises is to be of paramount importance. The contractor is to note that out of hours security to the building must not be unnecessarily compromised.	ITEM
1.09.00	The works have been specified as being undertaken within the following specific times only. The CA is to be given at least 24 hours' notice of all un-programmed out of hours working. This will need to be checked with the client in advance. Working hours: 09.00 – 17.00	ITEM
1.10.00	The contractor should include to fence off work areas at such times to protect public.	ITEM
1.11.00	The contractor should allow to clean and clear all work areas and areas affected by the works before handover.	ITEM
1.12.00	The contractor should allow to liaise with the roofing manufacturer to identify their requirements for stage inspections during the roof recovering works. The contractor should ensure the correct persons are then advised in advance of any pre-agreed stages being reached. All to ensure warranty can be issued on completion of works.	ITEM

1.13.00 The contractor should include to ensure that all rainwater outlets are suitably protected during the works to prevent dirt and debris falling down them as a result of roof works causing blockages.

ITEM

1.14.00 The contractor should include to ensure a dedicated site manager is in place on site at all times throughout the course of completing the works.

ITEM

1.15.00 All parts of this schedule are to be read in conjunction with:-

- Section 2 - Materials and Workmanship clauses
- Appendix A – Pre Construction Information Document
- Appendix B – JYM Partnership Drawings
- Appendix C – Reid Jones Partnership Drawings & Documents
- Appendix D - Joinery Report
- Appendix E - Asbestos R&D Survey

TOTAL PART 1.00 TO SECTION 3.00 SUMMARY

PART 2.00 - THE WORKS

Preamble: All works to be undertaken in strict accordance with all information contained within the tender documentation. All works to be undertaken strictly in line with manufacturer's printed instructions valid at time of installation.

ACCESS AND ACCESS EQUIPMENT

- | | | |
|------|---|-------------|
| 2.01 | The Contractor is to provide suitable temporary access equipment including but not limited to; fixed scaffold, towers, platforms and man anchor systems to undertake the works to prevent the risk of falling. All access equipment is to comply with relevant to H&S legislation where applicable. All operators and installers are to be appropriately trained to recognised industry standards. | ITEM |
| 2.02 | The Contractor is to include for inspection of scaffolding prior to commencement of the works and inspection by a competent person every 7 days thereafter. | ITEM |
| 2.03 | All scaffolding and access proposals to be submitted to the CA for approval at least 10 days prior to commencement of works. | ITEM |
| 2.04 | The Contractor is to ensure that all means of access and egress at ground level is maintained throughout the course of the works as necessary. The Contractor is also to allow to protect the hardstandings below access equipment to ensure no damage occurs. Include for protection to all existing finishes as required, including where not disturbed by the works but in the vicinity. Include access routes to working areas. Note adjacent shop/cafe is to remain in use throughout contract – allow for temporary screen/hoarding to access area as required. | ITEM |

ROOF WORKS

Refer to JYM Drawing 1912/15/01 & 1912/15/02 for roof repair works locations. Tenant will be moved elsewhere during the structural repair works.

GENERALLY

- | | | |
|------|--|-------------|
| 2.05 | All works must be undertaken as per any listed building consent conditions or other conditions stated in the planning application. | |
| 2.06 | Allow for all stripping back, preparation and disposal (if required) of any roof coverings as appropriate to conform with specification. | ITEM |
| 2.07 | Allow to protect all other items of fixed plant and equipment to be retained on or about the roof surfaces including but not limited to; roof extract vents, flues and chimney stacks. | ITEM |
| 2.08 | Allow to remove or set aside and reinstate any lightning protection measures installed on the roof surfaces. | ITEM |

CAFÉ EXTENSION ROOF WORKS - ASBESTOS CEMENT SHEETING

- | | | |
|------|--|------|
| 2.09 | The contractor is to provide a suitable access scaffold to access the roof at all levels. All access equipment is to comply with relevant H&S legislation and all operators and installers are to be appropriately trained to recognised industry standards. | ITEM |
| 2.10 | Allow for safe removal and disposal of asbestos cement roof sheets to roof of cafe extension by a Licensed Asbestos Removal Contractor (LARC) as per JYM Partnership Drawing 1912/15/02. Allow for provisional disposal note on completion. | ITEM |
| 2.11 | Supply and fit fibre cement roof sheets, area approx 22m2. circa Big 6 profile fit fixed to the existing timber structure. Include for galvanised steel fixings to peaks with neoprene gaskets and waterproof caps. Include for all flashings, verge trims etc as required. Refer to section 2.60 for ceiling replacement. | ITEM |

MAIN HOUSE ROOF WORKS

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|------|---|------|
| 2.12 | Allow for refixing of provisionally 40 no. slipped slates to the main roof. Slates to be fixed using copper or stainless steel nails, or clipped using Slate-mate clips or similar. | ITEM |
|------|---|------|

BARN ROOF WORKS

- | | | |
|------|--|------|
| 2.13 | Allow for provision of a cherrypicker or alternative suitable means of access for use in the roof works to the barn due to fragile asbestos roof covering requiring extensive scaffolding otherwise. | ITEM |
| 2.14 | Remove, re-align and re-bed all ridge tiles to the roof of the barn. Approximately 12 no ridge tiles to be re-aligned and bedded. Ridge tiles to be bedded on a cement:lime:sand mortar mix. | ITEM |

EXTERNAL WORKS

Refer to JYM Drawings 1912/15/02 for external works locations.

GENERALLY

- | | | |
|------|--|--|
| 2.15 | All works must be undertaken as per any listed building consent conditions or other conditions stated in the planning application. | |
| 2.16 | Allow for removal and disposal (if required) of all waste pointing mortar, plaster or render as appropriate to conform with specification. | |
| 2.17 | Allow to isolate, remove or set aside and reinstate any services installed externally in the working areas. Include for reinstatement and any testing/certification of services where removed. | |
| 2.18 | As per section 2.01.00, allow for suitable temporary access equipment for the external works where required. | |

EXTERNAL POINTING TO GABLE END & CHIMNEY STACK

- 2.19 Carefully rake out defective cement mortar until all is removed, ensuring that the top/bottom shoulder is well recessed. Areas raked out should only be as per the locations specified in JYM Drawings 1912/15/02. Heavy machinery and angle grinders should not be used in order to reduce the risk of damaging the original stonework. **ITEM**
- 2.20 Joints should be thoroughly cleaned with clean water using brushes or a low pressure hose. All loose materials, dust and debris must also be removed to avoid issues with the joints. **ITEM**
- 2.21 Prepare the specified lime based mortar mix for repointing the areas specified in JYM Drawings 1912/15/02. Lime mortar mix to include for NHL 3.5 lime mortar mix from Womersleys (www.womersleys.co.uk) or equal approved, with a local grit sand from Dugdales Builders Merchants (Pendle Trading Estate, Clitheroe Rd, Chatburn, Clitheroe BB7 4JY) and mixed as per guidelines. It should be noted that this includes the pointing of the chimney stacks to the top of the gable end and the access scaffold should reflect the height required to reach this level. **ITEM**
- 2.22 Point the masonry with the specified lime mortar mix in 2.21. Provisionally allow for 50m². A 1m² sample may be required for inspection and approval by the conservation officer during the works. **ITEM**
- 2.23 Upon completion of pointing the gable wall, the mortar should be brushed with clean water to bring out the brown and black aggregate that will give it the suitable colouring. Spray with fine mist spray to prevent rapid drying throughout the process. **ITEM**

REMOVAL OF RENDER TO KITCHEN

- 2.24 Carefully rake out defective cement based render & pointing to highlighted elevation to kitchen as per JYM Drawing 1912/15/02. Heavy machinery and angle grinders should not be used in order to reduce the risk of damaging the original stonework/brickwork. **ITEM**
- 2.25 Joints should be thoroughly cleaned with clean water using brushes or a low pressure hose. All loose materials, dust and debris must also be removed to avoid issues with the joints. **ITEM**
- 2.26 Prepare the specified lime mortar mix in 2.21 for repointing the areas specified in JYM Drawings 1912/15/02. **ITEM**
- 2.27 Point the masonry with the specified mix in 2.21. A 1m² sample may be required for inspection and approval by the conservation officer during the works. Provisionally allow for 10m² total. **ITEM**

INSTALLATION OF GUTTERS & CONNECTION TO DRAINAGE TO KITCHEN

- 2.28 Allow for drilling and installation of cast iron gutter fixings to the highlighted elevation specified in JYM Drawings 1912/15/02. Wherever possible it should be encouraged that the fixings are installed into perishable materials such as pointing mortar to avoid damage to the masonry. To ensure that all drainage is left in a working and serviceable condition upon completion. **ITEM**
- 2.29 Allow for supply and installation of cast iron gutter 2.5m length with associated downpipe approx 1.5-2m in length. Place and fix onto previously installed fixings and make secure. Adjust to fall into downpipe/outlet as necessary. Include for painted finish in black as per other cast iron rainwater goods, allowing for primer, undercoat and 2 no. block gloss coats with an oil based paint. **ITEM**

2.30 Allow for a 0.5m-1m excavation dig from the bottom of the downpipe to form a connection to the below ground existing foul drainage outflow whilst including for formation of suitable saddle connection to existing below-ground drainage. It should be noted that the existing below ground drainage outflow runs central through the alley. Care should be taken not to disturb or damage any existing pipework during the excavation. Drainage run to be confirmed free-flowing on completion.

ITEM

EXTERNAL REDECORATIONS

2.31 Allow for full painted redecorations to external items including downpipes, gutters, fascia boards, doors and windows. Colours to match existing, black to all downpipes/gutters/fascia boards, white to all windows, white and black to all doors. Allow for primer, 1 no. undercoat, 2 no. gloss oil coats. Note that the redecorations to the windows being replaced should be costed separately in 2.51.

ITEM

INTERNAL WORKS

GENERALLY

2.32 All works must be undertaken as per any listed building consent conditions or other conditions stated in the planning application. Disturbance to existing wattle & daub structure to be minimised so far as possible. Extent of any disturbance to be agreed in advance with the CA.

2.33 Allow for removal or disposal of all waste plaster and other materials as appropriate to conform with specification. Where plaster is to be taken back to lath or masonry include to remove cement based plaster and other defective areas of plaster only.

2.34 Allow to isolate, remove or set aside and reinstate any services installed onto the plasterwork and all other services including concealed electrical services and hot/cold water supplies and waste pipework throughout the working areas. Note that this includes for the concealed services within bathroom floor structure.

2.35 Note: Tenant to vacate the premises during the majority of the internal works.

INTERNAL PLASTERING TO KITCHEN, LIVING ROOM & STUDY

2.36 All works must be undertaken in the locations specified only as per JYM Drawing 1912/15/01. Locations are to the internal side of the gable room in the dining room/study on the ground floor and to the ceiling in the living room following the structural works. Assumed 35m² and 20m² of timber lath, however contractor to assess and confirm actual quantity required.

2.37 Remove all skirtings, architraves, fixings, radiators and other joinery or services to ensure a clear working area. Include for careful removal of existing kitchen units to working areas and allow for all care to avoid any damage during removal. Allow for reinstatement following completion of the works or replacement if reinstatement not feasible.

ITEM

2.38 Remove all traces of existing cement based plaster to the full wall height of the wall substrate. The substrate is presumed to be masonry.

ITEM

2.39 Rake out any masonry joints where required and ensure all traces of the existing cement based are removed along with any fixings. If present, treat lath if present against insect and fungal attack with only a water based carrier solution. This must be fully dried before any work commences, as any areas still wet will cause failure.

ITEM

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|------|---|-------------|
| 2.40 | Leave area to dry for approximately 24-48 hours, open to negotiation depending on dampness levels. | ITEM |
| 2.41 | Prepare the lime based plaster mix and add animal hair for strengthening purposes to all coats but the finishing. | ITEM |
| 2.42 | Timber lath backgrounds if present (assumed only present to ceiling in living room) should be well wetted the day before and again 2 hours before work proceeds. At no time should the lath be so dry that it will absorb moisture rapidly from the first coat when it is applied. If the wall becomes dry in patches, these areas should be damped again to ensure uniform adhesion. | ITEM |
| 2.43 | Apply under coat and key joints or apply a dubbing out coat if necessary. The under coat is to consist of one part fat lime to two and a half parts grit sand (this mix should have stood for at least two weeks and the putty used must be at least 3 months old). Just before the mortar is ready for application animal hair should be added to the mix approx. 0.5 kg per 100 litres. | ITEM |
| 2.44 | Apply float coat. 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 (this mix should have stood for at least two weeks and the putty used must be at least 3 months old). Just before the mortar is ready for application animal hair should be added to the mix approx. 0.5kg per 100 litres. | ITEM |
| 2.45 | Apply the finishing coat and level off. Use a well matured mix of one part sieved lime putty to one part fine silica sand. This top coat can be applied in two thin coats immediately after each other. | ITEM |

WINDOW REPAIRS & REPLACEMENTS

- | | |
|------|--|
| 2.46 | Refer to JYM Drawing 1912/15/01 for locations to the main house and JYM Drawing 1912/15/03 for locations to the barn. 3 no. quantity casement windows and 2 no. sash windows to be replaced to the main house and 1 no. quantity casement window to the barn. Windows to be re-hung as existing. |
| 2.47 | All works to be undertaken in strict accordance with all information contained within the tender documentation unless approved otherwise. All works to be undertaken in line with manufacturer's instructions valid at time of installation. |

WINDOW REPAIRS & REPLACEMENTS - MAIN HOUSE

- | | | |
|------|---|-------------|
| 2.48 | The contractor is to allow to remove existing windows completely only as specified on JYM Drawing 1912/15/01. Note this is to include 2 no. vertically sliding sash windows to front elevation and 3 no. casement windows with openers to rear elevation, patterns as shown on drawing. Contractor to note that rear casement window to dining room is only one to be replaced to this area and the fixed opener lights either side are to remain. Remove to covered skips and cart away from site. Clean out joints and make good reveals ready to receive new windows. All window glazing to be single glazed as existing.

Dimensions: All sizes subject to contractors site survey. | ITEM |
| 2.49 | Allow for accurately copying the profiles of all the timber frames of the existing windows and reproducing the timber window frame to match the existing profile. Windows to be remade with hardwood for future durability. Design to be confirmed with CA. | ITEM |

2.50 Carefully install the reproduced timber window frames into the existing joints. Make sure the windows are sealed sufficiently and ensure there are no draughts through the frame. Allow for pointing in with a lime mortar around the perimeters externally/internally where required. **ITEM**

2.50 Allow for removal of the piece of glass used as a rooflight to the kitchen ceiling roof profile. Allow for replacement with slates to match existing slate on the roof profile. Note that there is no visible timber frame surrounding the glass rooflight and it is assumed the glass is fixed similarly to the existing slates. Allow for extending provision of suitable timber battens where required. Make good to plaster finish internally, to existing roof line. **ITEM**

2.51 Decorations / plasterwork disturbed / damaged during renewals to be made good on completion with painted finish to match existing. Allow for painting all new windows in oil-based primer, 1 no. undercoat, 2 no. gloss oil coats. **ITEM**

WINDOW & DOOR REPAIRS & REPLACEMENTS - BARN

2.52 The contractor is to allow to remove existing windows completely only as specified on JYM Drawing 1912/15/03. Remove to covered skips and cart away from site. Clean out joints and make good reveal ready to receive new window. All window glazing to be single glazed as existing. **ITEM**

Dimensions: All sizes subject to contractors site survey.

2.53 Allow for accurately copying the profile of the existing timber framed window. This should be reproduced to match the existing profile. Windows to be remade with hardwood for future durability. To be confirmed with CA. **ITEM**

2.54 Carefully install the reproduced timber window frame into the existing joints. Make sure the windows are sealed sufficiently and ensure there are no draughts through the frame. Allow for pointing in with a lime mortar around the perimeters externally/internally where required. **ITEM**

2.55 Decorations / plasterwork disturbed / damaged during renewals to be made good on completion with emulsion painted finish to match existing. **ITEM**

2.56 Allow for removal of the existing rotting tongue and groove boards that have been used as a splice repair to the bottom of the existing double barn doors and cart away. Contractor to copy the profile of the original barn door and manufacture appropriately fitted boards and fit as a splice repair. Allow for replacement of approx. 14 no. total boards across the double barn doors ranging from 1m-1.5m from floor level. Barn doors to be painted as per item 2.31. **ITEM**

INSTALLATION OF VENTILATION TO CAFÉ KITCHEN

2.57 Refer to JYM Drawing 1912/15/01 & 02 for proposed location.

2.58 Allow to isolate, remove or set aside and reinstate any services installed onto the brickwork/plasterwork in the immediate vicinity of the area to be broken out.

2.59 Allow to break out 1no. 250mm x 250mm area for ventilation to the location agreed with CA and client. Allow for disposal of all waste brick and other materials as appropriate to conform with specification. Allow for weatherproofing of the vent using an external louvre. **ITEM**

2.60	Install electrical ventilation through an extractor fan and connect to an on/off switch at low level. Allow for electrical works and supply via a fused spur, connecting into the main electrical supply. Provide NICEIC test certificate on completion. Ventilation fan to be sized by electrical contractor. Include suitable switch arrangement for reversible input/extract airflow.		
		ITEM	
RENEW PLASTERBOARD CEILING TO CAFÉ KITCHEN			
2.61	Allow for segregation of working area internally using visqueen curtain or similar, allowing no contact with the adjacent shop area which will remain open during the works. The counter below the working area and fixed furniture to be protected by the contractor during the works. Area of plasterboard replacement required approx 20m2.		
		ITEM	
2.62	Allow for removal and carting away of existing plasterboard ceiling and any debris above. Works to be undertaken by a Licensed Asbestos Removal Contractor as asbestos debris may be present above the plasterboard. Allow for all relevant H&S measures in line with CAW regulations 2012 and including for provision of suitable air test undertaken outside of shop working hours and clearance certification.		
		ITEM	
2.63	Provisionally include for 75mm Kingspan insulation K7 Kooltherm to all reboarded areas, allow for 20m2.		
		ITEM	
2.64	Allow a Provisional Sum of £750.00 to cover the cost of new battens/support frame to support proposed insulation, as required.	P Sum	£750.00
2.65	Provisionally allow for underboarding existing timber roof rafters in 12.5mm gypsum plasterboard and skim finish. Include for taping all joints and for suitable access as required.		
		ITEM	
2.66	Allow for providing painted finish on completion to new plaster soffits and boarding, comprising 1 no. miscoats and 2 no. matt emulsion coats.		
		ITEM	
INSTALLATION OF FLUE TO CEILING IN CAFÉ SEATING AREA			
2.66	Exact location to be determine on site during a visit with the CA, although confirmed to be in modern café extension area.		
2.67	Allow to isolate, remove or set aside and reinstate any services or materials installed directly above which would cause any obstruction during the installation to the proposed location.		
		ITEM	
2.68	Allow for provision of access and labour to install flue to serve new solid fuel stove/wood burner within rear single-storey café seating area, to be supplied separately by the tenant. Installation to be undertaken by a suitably qualified installer in accordance with building control regulations, and to provide building		
		ITEM	
FIRST FLOOR BATHROOM REFURBISHMENT			
2.69	Refer to JYM Drawing 1912/15/05 for proposed locations of bathroom items. Please note that these locations are to be as existing due to space restrictions. Please also strictly note that no damage and no new fixings are to be made into/to the wattle and daub walling.		
2.70	Allow for removal and storage of all fixtures/fittings and all services pipework/wastes/cables/connections and allow for reinstatement wherever possible upon completion of the structural floor works. Note that the existing heated towel rail is to be carefully removed to avoid any damage. Retain & refix upon completion.		
		ITEM	

2.71	Isolate supply and waste to all services. Allow for leaving all services to be reinstated/safe. Allow for reinstatement of all electrical supplies & fittings, hot & cold water supply services, foul/waste water drainage services to serve reinstated bathroom on completion of the structural floor works.	ITEM	
2.72	Carefully remove and dispose of existing bath, sink, toilet, radiator and mirror being careful not to damage any of the existing fittings/services.	ITEM	
2.73	Carefully hack off and dispose of existing ceramic tiles to walls surrounding bath and splashback to the sink. Provisionally allow for reinstatement in cream glazed 300x100mm brick-effect tiles, laid in stretcher-bond pattern. To be confirmed prior to ordering.	ITEM	
2.74	On completion of structural floor works, allow 4mm ply covering to reinstated T&G timber boarded floor finish to bathroom area, nailed at max 150mm centres. Manufacturer & reference of vinyl floor finish to be advised.	PSUM	£250.00
2.75	Supply and install as per manufacturer's recommendations new Armitage Shanks (REF E8963 01) Sandringham 21 Close Coupled Toilet with Lever flush. Allow for fixings of cistern to wall as per existing and for fixing of WC to floor as existing. Wherever possible, re-use existing screw points to minimise damage to the historic fabric of the building.	ITEM	
2.76	Supply and install as per manufacturer's recommendations new Armitage Shanks (REF E0284 01) Sandringham 21 Bath 170x70cm 2 Tapholes With Handgrips And Tread pattern with associated finish. Allow for boxing in to the side of bath to match existing, contractor to submit design to the CA for approval.	ITEM	
2.77	Supply and install as per manufacturer's recommendations new Armitage Shanks (REF E1389 01) Concept Air Arc 50cm Semi-Countertop Washbasin incl. 1 taphole and overflow with associated finish. Contractor to allow for bespoke design of cupboard to fit semi recessed wash basin above and shelter pipework. Cupboard to be as existing pattern, formed in MDF with planed timber edges and tiled top surface, to match wall tiles. Prime and provide min 2-coats satin paint finish – colour TBA.	ITEM	
2.78	Supply and install as per manufacturer's recommendations new Armitage Shanks (REF B9306 AA) Armaglide 2 shower kit with associated chrome finish. Allow for 6mm retractable hinged glass screen with safety glass to be attached to the bath, positioned directly adjacent to the shower to separate the bathroom. Contractor is also to allow for any changes required to pipework/plumbing.	ITEM	
2.79	Allow for supply and fixing of 1 no. radiator complying with the requirements of BS 3528 / BS EN442 and shall be suitable sized to meet the heating requirements of Part L of the Building Regulations. Design to be submitted to CA for approval.	ITEM	
2.80	Supply and install new mirror above sink with chrome finished dome headed screws. Provisional size to be 400x600mm. Design to be submitted to CA for approval.	ITEM	
2.81	Provisional sum of £500 for any additional pipework alterations that may be required as part of the works.	PSUM	£500.00

ELECTRICAL BOILER INSTALLATION

2.82	Location to be determine on site during a visit with the CA.		
2.83	Allow to isolate, remove or set aside and reinstate any services or materials installed which would cause any obstruction during the installation to the proposed location.	ITEM	
2.84	Contractor to specify appropriate electrically powered boiler for installation in compliance with BS7671 and BS8558 and installer is to be NICEIC accredited and NICEIC installation certificate to be provided on completion. The contractor is to assume single phase electricity supply to the property and consideration is to be given to fuse size and output rating. Contractor to calculate, design and specify boiler size required to serve the property. Designs are to be submitted to the CA for approval.	ITEM	
2.85	Provisional sum of £750 for any changes to existing pipework that are required as part of the works.	PSUM	£750.00

STRUCTURAL WORKS

GENERALLY

- 2.86 Preamble: Disturbance to existing wattle & daub structure to be minimised so far as possible. Extent of any disturbance to be agreed in advance with the CA.
- 2.87 All works to be undertaken as per Reid Jones Partnership Tender Drawing 10139-02-P5. Reid Jones Partnership Drawing 10139-02-P3 is for reference only.
- 2.88 Allow to isolate, remove or set aside and reinstate any services installed in the working areas and all other services including concealed electrical services and hot/cold water supplies and waste pipework throughout the working areas. Note that this includes for the concealed services within bathroom floor structure if required.
- 2.89 Tenant to vacate the premises during the structural works.

STRUCTURAL WORKS TO LIVING ROOM

- 2.90 Provide suitable temporary propping to the first floor partitions as engineers detail on drawing no 10139/02/P5. Extreme care is to be taken to minimise the disturb to the wattle and daub partition in the bathroom as much as possible and appropriate propping is to be used which will cause minimal damage to the partition. Anticipated temporary propping proposals are indicated on the drawing 10139-02-P5. **ITEM**
- 2.91 Allow for carefully removing the existing floorboards to the first floor, note locations and set aside for reuse. **ITEM**
- 2.92 Allow for carefully removing the existing floor joists to the first floor, note locations and set aside for reuse. Floor joists are not to be cut without prior authorisation in order that existing joists may be set aside for reuse if possible. Allow for clearing existing wall-pockets to joist ends. **ITEM**
- 2.93 Carefully remove the existing main timber beams and set aside for possible reuse as feature beams. **ITEM**
- 2.94 Provide temporary propping to the rear window and provisionally allow for £1,500 for locally rebuilding beam central support to the rear window. Condition to be assessed by CA and Structural Engineer once exposed. **PSUM £1,500.00**
- 2.95 Existing living room lintel above sash window to the front of the property is to be assessed for its structural suitability. Allow for provisional replacement of existing timber in 152x152x23UC steel section lintel once exposed and its condition is assessed by CA and Structural Engineer. Contractor to note that this window is to be left open as the proposed access point into the property for the future installation of the steel beams once prepared. Include for temporarily resecuring window opening outside shifts as required. **ITEM**
- 2.96 Contractor to note that the logistics of inserting the steel beams through this window will include temporary closure of Talbot St in Chipping for the duration of the full length steels being inserted. Contractor is to allow for arrangement of this temporary road closure with the Ribble Valley Borough Council. **ITEM**

2.97	All steel is to be grade S275, fabricated to BS EN 1993. Steel to be painted with 1 coat zinc phosphate primer. Minimum of 4 no. M16 GR 4.6 bolts in each beam to beam or beam to post connections, unless specifically detailed. Carefully remove existing stonework as necessary and provide minimum 215x100x215 C30 concrete padstones to bearings unless noted otherwise on plan. All steel beams are to be coated with intumescent paint as per contractors specification and applied as per manufacturers recommendations.	ITEM	
2.98	Once the front sash window is removed, steel beams are to be inserted through the front window of the property and installed in the locations highlighted in Reid Jones Partnership Drawing 10139-02-P5. Contractor is to thoroughly review sections titled Details 1, 2 and 3 in 10139-02-P5 stating structural engineers details for sections through floor beams, floor joist supports at wall and sections through raised floors.	ITEM	
2.99	Allow for reinstating timber first floor structure bearing onto new steelwork and using existing wall pockets/support etc and new padstones specified above. Existing floor joists are to be reused wherever possible, bearing onto new steel support beams. Include for installation of new timber runners to bolted through beam webs, as per Details 1&3 and for new timber runner fixed to existing masonry walls using M12 resin anchors as Detail 2 - Engineers Drawing no 10139/02/P5.	ITEM	
2.99	Allow a provisional sum of £1000.00 for supply of new floor timbers, as required. Any new timber is to be strength graded to BS EN 1995 and clearly marked. Timber sizes are target sizes for sawn or regularized sections to BS EN 336. All timber connections, joist hangers etc are to be fixed in accordance with manufacturers recommendations.	P SUM	£1,000.00
2.100	Timber joists with spans exceeding 2.5m to be provided with 1 row of strutting, and 2 rows for spans exceeding 4.5m.	ITEM	
2.101	Assess existing floorboards for reuse and relay where possible. Where re-use is not possible, further approval for replacement should be discussed with and approved by the CA.	ITEM	
2.102	Any notches within floor joists where supplied should not be greater than 0.125x depth of joist and not closer than 0.07x span or further than 0.25x span from the support. Holes to be not greater than 0.25x joist depth, drilled on centreline, located between 0.25 and 0.4x span from the support, spacing not less than 3x diameter.	ITEM	
2.103	Following installation of the steel beams and the reinstatement of the first floor joists and floorboards, CA and structural engineer to meet on site to discuss potentially reinstating the existing timber beams as feature beams. Provisional sum of £2,000 allocated to these works.	PSUM	£2,000.00
STRUCTURAL WORKS TO STAIRCASE AND FIRST FLOOR LEVEL			
Preamble: All works to staircase and the first floor level are to only take place as per the sequence of works, following on from the installation of the steel beams and reinstatement of the floor joists.			
2.104	Contractor to allow for formation of an additional full step to the top of the staircase. Note that the first floor is to be suspended to match with the increased floor levels following installation of the steel beams, therefore the additional full step must match this suspended first floor level as shown in section E-E and Detail 3 in Reid Jones Partnership Drawing 10139-01-P5. The contractor is to ensure that the first floor level in the corridor matches that of the bathroom.	ITEM	

2.105 Contractor to allow for installation of suspended ceiling as per section of the living room, location highlighted on drawing no 10139/02/P5, part ground floor plan. Allow for timber hangers suspended from new floor joists, allowing for 150 wide timber pack bolted to the top flange of the universal column using M12 bolts. 50x50 C16 ceiling joists on joist hangers are to then to be fixed, forming the suspended ceiling above the raised floor. All suspended ceiling detail is shown on drawing no 10139/02/P5, detail 3.

ITEM

COMPLETION		
2.106	Allow for rodding/jetting all rainwater downpipes and gulleys to the main sewer.	ITEM
2.107	Allow to retain and redecorate all walls and ceiling finishes, paint on finishes, doors and conditionally within working area in ground floor Kitchen, lounge, study & dining room, and first floor bathroom, landing & bedroom 3. Colours : TBC with client.	ITEM
PROVISIONAL SUMS & CONTINGENCY		
2.108	The Contractor is to allow a provisional sum of £2,000.00 for repairs to any potential defective structural roof timbers above the café area uncovered during the course of the works.	Provisional Sum
		£2,000.00
2.109	The Contractor is to allow a provisional sum of £1,500.00 for making good internally following the works.	Provisional Sum
		£1,500.00
2.110	The Contractor is to allow a contingency sum of £5,000.00.	Contingency
		£5,000.00

TOTAL PART 2.00 TO SECTION 3.00 SUMMARY

SECTION 3.00 SUMMARY

PART 1.00 - GENERAL AND PREPARATORY WORKS

PART 2.00 - THE WORKS

TOTAL SECTION 3.00 TO SECTION 4.00 GENERAL SUMMARY

4.00 General Summary

4.00 General Summary

£

SECTION NUMBER 4.00 - GENERAL SUMMARY

SECTION 1.00 - PRELIMINARIES

SECTION 2.00 - MATERIALS AND WORKMANSHIP

SECTION 3.00 - SCHEDULE OF BUILDING WORKS

TOTAL TO FORM OF TENDER

Prepared by:

Signed:

On Behalf of :

Dated:

5.00 Form of Tender

FORM OF TENDER

FOR

REMEDIAL REPAIR WORKS

AT

POST OFFICE & JOHN BRABINS HOUSE, 20-22 TALBOT STREET, CHIPPING, PR3 2QE

Sirs

We undertake to complete the works within weeks from the date of possession of the site. (With a maximum of 10 calendar weeks. Serious consideration will be given to tenders detailing a shorter programme for completion of the works.)

We hereby undertake to execute and complete the whole of the works required to be done and in strict accordance with the Schedule of Works and all enclosures accompanying and referred to on letter dated September 2020 to the entire satisfaction of the Contract Administrator for the sum of:

_____ Pounds

_____ Pence

£

Which includes for all Provisional sums shown in the Schedules of work and additional thereto for profit and attendance as appropriate.

The rate given below is the percentage to be added to defined and undefined provisional sums for profit where not otherwise indicated:-

Profit%

This is a fixed price tender and not subject to any Fluctuations.

In the event of our tender being accepted, we undertake to enter into a contract embodying all the conditions contained in this offer.

It is understood that the Employer does not bind himself to accept the lowest or any tender.

I/We certify that this tender is made in good faith and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other person. We also certify that we have not, and we undertake that we will not:-

a) Before the award of any contract for the work:-

i. Communicate to any person other than the Employer or a person duly authorised by him in that behalf the amount or approximate amount of the tender or proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender;

ii. Enter into any agreement or arrangement with any person that he shall refrain from tendering or as to the amount of any tender to be submitted.

b) Pay, give or offer or agree to pay or give any sum of money or other valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the work, any act or thing of the sort described at (a) (i) or (ii).

I/We also certify that the principles described in paragraph (a) or (b) above have been, or will be, brought to the attention of all subcontractors, suppliers and associated companies providing services or materials connected with the tender and any contract entered into with such subcontractors, suppliers or associated companies will be made on the basis of compliance with the above principles by all parties.

In this certificate, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions. The word "person" includes any persons and anybody or association, corporate or unincorporated; "any agreement or arrangement" includes any transaction, formal or informal and whether legally binding or not; and "the work" means the work in relation to which this tender is made.

Dated this:

Signature:

In the capacity of:

Duly authorised to sign tender on behalf of:

Address:

Appendices

Pre Construction Information Document

- A) Pre Construction Information Document**
- B) JYM Partnership Drawings**
- C) Reid Jones Partnership Drawings and Documents**
- D) Joinery Report**
- E) Asbestos R&D Survey**

Appendix A
Pre Construction Information Document

Appendix B

JYM Partnership Drawings

Appendix C
Reid Jones Partnership Drawings and Documents

Appendix D

Joinery Report

Appendix E

Asbestos R&D Survey