

DFG-743

The project

The project is to be funded by Disabled Facilities Grant (DFG).

Property address: 22 Green Drive, Clitheroe

Contact Number: [REDACTED]

Surveyor: Lee McGregor

Description of the Works

The main purpose of the project is to provide sleeping and washing facilities at ground floor level, with wheelchair access to all areas within the ground floor of the property and access to and from the front and the rear of the property, in order, and to meet the Service Users (SU's) long term needs.

The scheme will include new ramps to the front and the side of the property, a the widening of an existing ground floor bedroom, new widened doorways throughout the ground floor level, a new shower room, a storage area and a new build porch with new entrance screens and doors.

This scheme will be funded by way of a Disabled Facilities Grant (DFG). Please refer to the drawings for further details. The proposals are in line with the referral from the Occupational Therapist.

Please note: All works must be co-ordinated in order to minimise as much as is practically possible any disruption to the SU and family, by the end of the working day hot water should be available and the building should be safe and secure.

Before any openings are created in any of the existing walls ensure that they are adequately supported before, during and after the works.

The existing structure is to be protected at all times during the works

Documents attached:

PL01, PL02, PL03 and schedule of works.

The DFG will fund the adaptation of the existing property and the construction of the porch.
Any other works (if any) will be instructed by the client and funded separately.

Ensure that the technical officer is on site at the commencement of the building works.

Trade Preambles-

General:

The Contractor must make appropriate security provisions for protection of the premises which may be more vulnerable to theft or vandalism during the works. The perimeter of the works must be securely fenced off and any exposed works must be protected at all times to prevent unauthorised access to the building or damage from inclement weather conditions.

This schedule of works is to be read in conjunction with the Associated Project Drawings which will be issued to the Contractor prior to tendering. The Specification has been produced by the Ribble Valley Borough Council (RVBC) Surveyor allocated to oversee the project and must be followed in strict accordance. Any items within the schedule of works which are described as "Or Similar Approved" indicates that should the Contractor wish to use a similar or alternate materials/product to that which has been specified, this **must** be approved in writing by the RVBC Surveyor before being used in the build. Any deviations from the Specification will not be accepted by RVBC unless approved in writing.

The Contractor shall read the schedule of works clauses before quoting rates for the work and these rates shall include the cost of the materials to be used and the labour required for the execution of the Works as described in this specification

All works must be carried out in accordance with the requirements of the Building Regulations 2010. The Contractor is responsible for ensuring that all work is inspected at the necessary stages and to the satisfaction of the Local Authority Building Inspector. A validated Completion Certificate issued by the Local Authority's Building Control Department will be required before final payment of the tender sum can be released to the contractor following sign-off by the RVBC Surveyor overseeing the project.

All works shall be carried out in accordance with the relevant British Standards and Codes of best Practice. Operatives shall have adequate training/supervision and ensure high standards of workmanship are applied at all times. The quality of work completed will be inspected at different stages of the works and must be to the satisfaction of the RVBC Surveyor overseeing the works, any defects of poor workmanship will be reported by to the contractor and need to be rectified before completion of the project.

Health & Safety:

The Contractor must be familiar with and carry out all works in strict conformance with the following Health and Safety Legislation;

- Health and Safety at work Act (HASAWA) 1974
- Construction (Design & Management) Regulations 2015 (CDM 2015).
- Working at Heights Regulations 2005
- Control of Substances Hazardous to Health (COSHH) 2002
- Reporting of Diseases and Dangerous Occurrences Regulations (RIDDOR) 2013

The Contractor should preferably have CHAS Accreditation and have a proven track record in working safely and in accordance with Health and Safety Executive (HSE) Regulations regarding Construction safety.

The Contractor must establish the location of any Services in and around the site, such as water, gas, electricity supplies and drainage runs before work commences and ensure these are clearly marked and protected during the works.

Site operatives and visitors must wear appropriate Personal Protective Equipment at all times whilst on site and report to the site manager and be given a site induction before entering site. All Operatives must have adequate training and be competent in the use of any required tools/equipment. The site must have clear Health and Safety signage on display at the entrance to site.

The Contractor shall ensure suitable toilet facilities with hot and cold running water are available for the use of site operatives at all times. Adequate provision must also be made for first aid on-site.

The Contractor must ensure a copy of their Health and Safety Policy and site specific Risk Assessments/Method Statements are submitted to the RVBC Technical Officer at tender stage.

Asbestos:

Where the property was built prior to the year 2000 it should be assumed that the property may contain Asbestos Containing Materials (ACM's). All Contractors/Sub-Contractors are to work in strict compliance with HSE Guidance and Procedures and current legislation (The Control of Asbestos Regulations 2012). All site operatives must have had suitable asbestos awareness training before working on-site and be briefed as to the necessary procedures if any suspected ACM's are detected during the works. Any materials which are suspected to be ACM's must be treated as being asbestos and if discovered, work must stop immediately and the site manager be informed. Following this the area must be isolated until a licenced Asbestos Contractor has assessed the materials and implications of their condition. If ACM's are discovered the Contractor **must** inform the RVBC Building Surveyor who is overseeing the works.

Insurance:

The Contractor must hold valid Public Liability and Employers Liability Insurance cover for injury to persons or damage to property for not less than £5,000,000. Before work on-site can commence the Contractor must submit documentary evidence of policies to the RVBC Surveyor overseeing the project.

Removal of Waste:

All builders' waste & debris associated with the works shall be removed from site on a regular basis and the dwelling/site kept tidy at all times. Waste must be disposed of responsibly by a registered waste carrier and taken to a local authorised Landfill site. The waste carrier must issue a copy of all waste transfer notes to RVBC before completion sign-off can occur.

Drainage:

Contractor to test the existing drain system and establish whether the property has a combined or separate drainage system. If the system is separate the contractor must ensure that the foul water appliances are being drained to the appropriate outlets which have sufficient load capacity and are fit for purpose.

Measurements & Quantities:

The Contractor is responsible for checking all measurements/dimensions on-site prior to tendering should use the details in the document for guidance only. Any discrepancies in the tender documents/drawings provided to the Contractor must be raised as soon as possible with the RVBC Surveyor overseeing the project. Figured dimensions shall be preferred to scale measurements.

Unless otherwise stated, all quantities in the Specification are not measurements of the completed work and do not include any allowance for laps, waste, change in volume etc.

The rates inserted by the tenderer against each item shall, unless otherwise stated in the item or unless there are separate items for extra work, include all labours, waste of materials in mixing, working or cutting etc. transport and everything else necessary for the proper completion of each item and for overhead expenses and profits.

If any item in the preliminaries or in other parts of the Specification is not priced, it will be deemed by RVBC that the Contractor has made due allowance for it in the rates of other items.

Any approved error in the quantities given in this Specification will be subject to an adjustment in the Final measurement in the same manner as alterations to plans. The Contractor, will have no further claims what-so-ever, whether in respect of surplus or shortage of materials ordered, work incorrectly executed, loss of profit or any other matter.

Guarantee:

The entirety of the works shall be guaranteed for a period of one year from the date of provisional acceptance for trouble free operation. During the guarantee period the Contractor shall replace free of cost all faulty materials and damages caused by bad workmanship.

Provisional items:

The uptake of Provisional Items included in the Specification will be considered and a decision made after the tenders have been received and assessed. All Provisional items included in the Specification should be priced by the Contractor but these prices should not be included within the total amount of the tender sum.

Timescales:

To accompany the submission of this priced tender the Contractor must also provide a Gant Chart showing details of the duration of the proposed works and make their availability to start the project clear at this stage.

Electrical Works:

The electrical contractor shall be registered with a voluntary regulatory body which is independently assessed and accredited by a UCAS certified scheme. All testing must be undertaken by a person that has passed the 2391 electrical inspection and testing with a part P Competent Persons Scheme. All new electrical work to be certified and a part P certificate provided.

The Specification

Item Number		Quantity	Units	£	p
1.0	<u>Preliminaries</u>				
1.1	Locate all existing services and ensure that they are all fully protected before, during and after the work				
1.2	The main building and existing structures are to be protected where applicable during the works.				
1.3	Minimise dust, clean and secure the building and any neighbouring properties by the end of the working day.				
2.0	<u>Off-site manufactured materials</u>				
2.1	Window and door manufacturer to ensure that the door panels have a minimum clear opening of 850mm. Please ensure that all measurements are checked prior to ordering.				
3.0	<u>Site works and demolition</u>				
	Ensure all walls are sufficiently supported before, during and after creating any openings.				
3.1	Entrance screen, toilet window, and external wall to be demolished, as per the drawings	Items			
	The walling above the proposed enlarged openings must be adequately supported by Acro props and needles/strong-boy supports. After insertion of the new steels, the walling above is to be made good before removing the Acro props. Include to make good to all surrounding plaster work. Works must be completed to the satisfaction of the Building Control Officer.	Items			
3.2	Fix 2 no. 203x102x23 UBs on to 430x215x100 C20 concrete padstones to support the masonry above the new opening.	Item			
3.3	Demolish the partition separating the w.c. from the hallway to be demolished.	Item			
3.4	The wall separating the study / proposed bedroom from the snug / proposed kitchen to be removed.	Item			
3.5	Demolish the existing porch including the floor slab.	Item			
3.6	Remove the existing internal window separating the existing lobby from the existing lounge.	Item			

3.7	Remove the wall panel below the window and adjust the existing partition to create a new door opening.	Item		
4.0	<u>Strip out</u>			
	Notes:			
	Ensure all walls are sufficiently supported before, during and after creating any openings.			
4.1	Safely remove and dispose of the existing full height window and entrance screen facing in the porch	Items		
4.2	Safely remove and dispose of the existing window, fixtures and fittings in to the w.c.	Items		
4.3	Safely remove and dispose of the existing door panels facing in to the existing snug and the w.c.	Items		
4.4	Safely remove and retain for relocation any affected plug sockets and light switches that are currently located on any demolished walls.	Items		
4.5	Safely remove and dispose of the existing floor finishes in the snug, the porch and the w.c.	Items		
	<u>Area 1</u> – New bedroom			
5.0	New plasterboard lined and timber framed studwork partition to be constructed as per the drawings. 100 x 50mm timber frame with studs at 600mm centres. 12.5mm wallboard linings. Min 50mm Isover acoustic insulation within the voids.	Item		
5.1	Existing partition separating the hallway from the snug / future bedroom to be extended to meet the new partition. The construction of the extended partition is to match the existing. The extension is to accommodate a new doorset with a 914mm door panel. Contractor to ensure that the new doorway does not clash with the underside of the stair construction	Item		
5.2	Existing wall finishes to the external walls to be removed and wall faces made good and prepared ready for the application of insulated plasterboard.	Item		
5.3	37.5mm EcoTherm EcoLiner board to be bonded to the external walls with adhesive plaster dabs.	11.5m2		
5.4	Underdraw existing ceiling with new 12.5mm wallboard.	9.5m2		
5.5	All internal walls faces to be finished with 3mm plaster skim.	31m2		
5.6	The underside of the new ceiling board to be finished with 3mm plaster skim.	9.5m2		

5.7	Re-fix the light switch.	Item		
5.8	Re-fix the existing light fitting, or new fitting to client supply	Item		
5.9	Two new white plastic switched double sockets to be fixed, one each side of the new bed position. New wiring to run to new sockets.	Item		
6.0	<u>Area 2</u> – New porch			
6.1	Post demolition, the contractor is to expose the existing porch sub-structure and confirm suitability to take new cavity walls.	Item		
6.2	New brickwork faced cavity walls with brickwork match the existing house. 102.5mm brickwork, 50mm cavity, 75mm EcoTherm EcoCavity board, 100mm blockwork inner leaf. Walls to be tied with stainless steel cavity wall ties fixed at 450mm vertical centres and 900mm horizontal centres. 225mm vertical centres around the openings fixed within 225mm of the openings horizontally.	17.5m2		
6.3	Hyload or similar and approved continuous dpc to lap with existing, min 150mm above the external finishes level.	7.5m		
6.4	Lean mix cavity fill min 225mm below dpc level, finished with a weathered top face.	Item		
6.5	All cavities to be closed around window and door openings with Thermabate cavity closers.	Items		
6.6	Insulated Catnic steel lintels over the door and window openings, with cavity trays over.	Items		
6.7	37.5mm EcoTherm EcoLiner board bonded to the blockwork with adhesive dabs.	12m2		
6.8	New ground bearing floor structure – 65mm screed on to 1000g separating layer on to 90mm EcoTherm EcoVersal board on to 1200g dpm on 150mm concrete slab with anti cracking mesh on to 150mm well compacted hardcore. Top of porch floor finishes to line with the house finished floor level. 25mm perimeter insulation to screen perimeter. Proposed dpm and insulation to lap with the existing.	4.5m2		
6.9	Pitched roof construction to run through and match the new pitched roof over the garage. Roof tiling on to 50x35mm treated softwood battens fixed through breathable roof underlay in to 150 x 50mm softwood rafters fixed at 400m centres. 100mm x 50mm ceiling joists fixed at 400mm horizontal centres lined with 12.5mm wallboard. 100mm x 50mm ceiling joists fixed at 400mm horizontal centres lined with 12.5mm wallboard.	Items		

6.10	Supply and fix new soffit and verge boards to match and line through with the garage roof finishes.	Items		
6.11	Supply and fix new upvc gutter to match and line through with the gutter over the garage.	Item		
6.12	100mm x 50mm ceiling joists fixed at 400mm horizontal centres lined with 12.5mm wallboard.	Item		
6.13	100mm Rockwool Loft Roll fixed between the ceiling joists. 200mm Rockwool Loft Roll laid over the ceiling joists perpendicular to the ceiling joists.	4m2		
6.14	New upvc framed entrance door and side panel. Contractor / manufacturer to ensure that the door has a minimum clear opening of 850mm. Door to be fixed and sealed in accordance with the manufacturer's instructions.	Item		
6.15	New upvc framed window panel with frosted glass and trickle ventilation to for 685mm x 1060mm structural opening. Size to be checked on site prior to manufacture.	Item		
6.16	New ceiling flush light fitting switched from inside of the hallway. Switch to be part of a double socket in the hallway.	Item		
6.17	Wall faces and ceiling to be finished with 3mm plaster skim.	6m2		
6.18	100mm x 19mm mdf skirting throughout the porch.	4m2		
7.0	<u>Area 3</u> – new shower room			
7.1	New plasterboard lined and timber framed studwork partition to be constructed as per the drawings. 100 x 50mm timber frame with studs at 600mm centres. 12.5mm wallboard lining to the hall side and moisture resistant plasterboard to the shower room side. Min 50mm Isover acoustic insulation within the voids.	Item		
7.2	Eclisse Classic Pocket door system to take a 914mm single pocket door system for an overall wall thickness of 125mm t be fixed in accordance with the manufacturers instructions. Door panel to be agreed with the client.	Item		
7.3	37.5mm EcoTherm EcoLiner board to be bonded to the existing wall face, separating the shower room from the garage, with adhesive plaster dabs.	6.25m2		
7.4	Supply and install an Ardex or similar approved cementitious self-levelling smoothing compound (minimum thickness 3mm) in preparation for the vinyl floor covering in accordance with BS 8203:2001 + A1:2009.	4.7m2		

7.5	Supply and install a new PROCare PROForma Wet Floor Former, 1500x800mm in size. The shower tray former must be installed as to provide a level access wet room floor, therefore the wet floor former must be inset through the existing floor and be bedded in position. The shower tray must be installed as per the manufacturers' instructions and butted up to the walls, this joint must then be sealed with a sanitary grade silicone prior to tiling and applying the floor covering. Include for excavation of the screed for the shower former and all associated pipework.	Item		
7.6	Supply and lay new Altro Pisces R11 rated, 2mm thickness vinyl flooring to the full shower room floor and over the PROCare Shower tray former. Include for 100mm visual vinyl upstands within the shower area using new Altro CF38R radius cove formers and finished into Altro concealed wall/floor transition strips (G835/25) mechanically fixed to walls . The cove former and Altro sheet flooring must be adhered with a suitable contact adhesive (refer to Altro Specification). All mitres and other joints within the coving and flooring must be hot welded in a colour to best match that of the flooring. Around the remaining room perimeter the Altro should be neatly finished against the existing skirting with a small bead of clear silicone to seal the joint. Include for a chrome door threshold strip to be supplied and fitted for the junction between the bathroom vinyl and hallway carpet flooring. Contractor to provide Altro Pisces samples and colour ranges to the client for their choice at pre-construction stage , contractor to inform the RVBC Technical Officer in writing of the clients selections prior to commencement of the Site works. Installation of the vinyl floor covering and sub-floor preparation must conform to Altro's installation specification and be installed by a competent person.	Item		
7.7	The plasterboard faces surrounding the shower are to be fully tanked with a liquid applied dpm, in accordance with the manufacturer's instructions, before a suitable adhesive is applied for bonding the tiling.	16m2		
7.8	Supply and fix new white coloured wall tiling, with 2mm white grouted joints, to the 3 wall faces surrounding the shower and up to the projecting pier. 6mm white anti mould silicone sealant to be applied where the tiling meets at an internal corner. Adhesive to be applied in accordance with the manufacturer's instructions.	Item		
7.9	Supply and install new ProCare PROLine raised height w.c. and all associated pipework	Item		
7.10	Supply and install new ProCare PROLine 450mm wash hand basin on a PROUni standard pedestal. Taps to suit basin.	Item		
7.11	Supply and install 1no. new PROCare Shower seat. Product code PCSS3P wall mounted folding seat with arms and legs. Grey pad – code 240-00013.	Item		

7.12	Supply and install 1no. new PROCare plastic fluted grab rail 450mm long (product code: 91-00007). Installed vertically alongside the new shower unit, positioning to be confirmed by SU prior to installation.	Item		
7.13	Supply and install 1no. new PROCare plastic fluted grab rail 600mm long (product code: 91-00013). Installed horizontally on the wall adjacent to the shower unit, positioning to be confirmed by SU prior to installation.	Item		
7.14	Fit new Xpelair extract vent through the ceiling to discharge air through the roof soffit. The vent terminal is to be fitted and weather sealed in accordance with the manufacturer's standard details. The extract vent is to extract air at a rate of not less than 15 litres per second. The vent is to be connected to a light switch and is to have a 15-minute overrun.	Item		
7.15	Contractor to investigate for gravity drainage or supply and install a new PROCare Whale BP1558BB Switch Connect Pumped waste Kit to serve the new shower. The new unit should be wall mounted at low level. Include for provision and connection of all necessary waste pipework to connect the wet floor former to the pump and the pump to the internal soil stack via the existing boxing-in behind the basin and toilet. Also include for installation of all the electrical components/cabling and a Pumped waste Quiet Gulley to connect to the shower former. Final positioning of all surface mounted elements to be confirmed with RVBC Technical Officer Prior to installation. Include to make good to the screed once the pipework has been laid.	Item		
7.16	Supply and Install Mira ATL advanced flex extra electric shower 8.7KW (or equivalent). Shower to be fed by 10mm cable via 40A RCBO. Shower to have extendable hose to allow for washing down the bathroom, to be suitable for a standing or seated position. Position of shower to be confirmed on commencement of project by the OT. Ensure that the cold water feed and the cable are recessed into the wall behind the tiling once installed. The fused spur for the shower to be located on the outside of the bathroom.	Item		
7.17	Supply and install a new set PROCare half height carer screens, which are 900mm high. The screens must have a fixed panel and pole at each end and folding doors as shown on drawing DFG-743-PL03. The fixed panels should have ceiling to floor poles and the folding doors sized to fit the remaining openings above the wet floor former. Avoid any corner poles to ensure easy access to the shower.	Item		
7.18	Supply and install a PROCare Curtain Rail and Curtain with Heavy Weight Hem (4oz), Curtain Rail to have a straight run with an overall dimension length of 1500mm (check on site) with a curtain retaining bracket provided. For positioning refer to Drawing DFG743-PL01	Item		

7.19	White plastic double light switch with one switch linked to internal light fitting and extract vent. The other switch services the porch light.	Item		
7.20.	Supply and fit new IP rated flush ceiling light fitting.	Item		
7.21	Re-direct the existing hot and cold-water pipework serving the existing basin. Reroute waste pipework from new bason and w.c. to existing drainage runs.	Item		
7.22	Supply and fit a 500 x 1200 chrome heated towel rails, with associated pipework.	Item		
8.0	Area 4 – widening existing doorways			
8.1	Doorway in to the existing kitchen / proposed lounge and doorway in to the existing garage / future utility are to be widened to accommodate 914mm wide door panels. New doorsets to give a minimum clear opening of 850mm.	Item		
8.2	New Naylor Reinforced Concrete Lintels (faced R6) 100mm x 140mm with 150mm end bearings.	Item		
8.3	Surrounding wall finishes to be made good.	Item		
8.4	Replacement skirtings boards to be fixed as required. Skirtings to match existing.	Item		
9.0	Area 5 – entrance ramp to side elevation.			
9.1	Supply and fix entrance ramp to the layout as shown on the drawings. Ramp to be 900mm wide and to have 900mm x 1200mm landings at the base and top of the ramp. Base of ramp to have galvanised steel chequer plate finish. Handrails to be 50mm diameter brushed stainless steel with the top of the handrails set at 900mm above the ramp level. Ramp to have 100mm high upstands to both sides. Ramp to be set at 1:15 fall. Height of ramp to be checked by the contractor on site.	Item		
10.0	Area 6 – storage area			
10.1	New plasterboard lined and timber framed studwork partitions to be constructed as per the drawings. 100 x 50mm timber frame with studs at 600mm centres and 12.5mm wallboard linings.	Item		
10.2	New timber doorset with 3no. 533mm wide door panels.	Item		
10.3	New skirtings boards, inside and outside of the store, to match the existing.	2.5m		

10.4	New white plastic light switch inside the store lined to a flush ceiling light.	Item		
11.0	Area 7 – access ramp to the rear entrance			
11.1	Supply and fix entrance ramp to the layout as shown on the drawings. Ramp to be 1200mm wide and to have 1200mm x 1200mm landings at the base and top of the ramp. Base of ramp to have galvanised steel chequer plate finish. Handrails to be 50mm diameter brushed stainless steel with the top of the handrails set at 900mm above the ramp level. Ramp to have 100mm high upstands to both sides. Ramp to be set at 1:12 fall. Height of ramp to be checked by the contractor on site.	Item		
12.0	Area 8 – new doorway through the hall			
12.1	Existing partition to be extended to create a new door opening.	Item		
12.2	Supply and fix a new timber framed doorset with a 914mm wide door panel. Door panel to match existing.	Item		
12.3	Skirtings to be cut back, replaced if required, to suit new door opening.	Item		
12.4	Fix new Naylor Reinforced Concrete Lintels (faced R6) 100mm x 140mm with 150mm end bearing over new opening.	Item		

Note: The electrical contractor shall be registered with a voluntary regulatory body which is independently assessed and accredited by a UCAS certified scheme. All testing must be undertaken by a person that has passed the 2391 electrical inspection and testing with a part P Competent Persons Scheme. All new electrical work to be certified and a part P certificate provided.

Total:

		£	