Introduction

Scary Beasties is a Cat B refurbishment to Floors 2 & 3 of Number 35 Little Russell Street. The project includes alterations to the second floor of the entrance lobby and existing toilets partitioning, fitting out works comprising of shower room and t-point/storage wall. The third floor consists of alterations to the existing meeting room and toilets with the installation of new glazed partitioning, updated toilet facilities and T-point area. All floors will include new floor finishes and enhanced decorations, fixtures and fittings. Alterations and adaptions will be carried out to existing mechanical and electrical installations to upgrade current system.

Programme Methodology

The project will be carried out in two repeat phases consisting of 10 days on each floor with a changeover of one day for office staff.

Days 1 & 2

Setup welfare facilities for contractors and segregation for other tenants, carry out isolations of existing services on the floor. Remove demountable partitions, T-point and floor finishes. Remove existing electrical fixtures and fittings. BWIC of Mechanical and Electrical

Days 3, 4 & 5

Install mechanical pipework for AC units and remove and cap off redundant radiator units. Carry out electrical and Data 1st fix cabling installation. Construct new partitioning to follow approved new plans.

Days 6 & 7

Joinery items, install new T-point and storage alongside doors and frames. Installation of light fittings and Air conditioning units.

Days 8 & 9

Decorations, floor finishes, power 2nd fix and Installation of bathroom white goods.

Day 10

Furniture delivery, testing and snagging items to be completed.

Day 11

Client I.T installs their computers to the network and all personal goods not for disposal are transferred down to the 2nd floor. The above process is then repeated for the 3rd floor with the omission of AC works which will not be present on the 3rd floor and the inclusion of glazed partitioning rather than solid.

AC – Works external roof level : I can confirm we will situate on the external wall of level 3 a wall mounted – bracket fixed Condenser unit, the pipework will run along the side elevation down to the tiled / diagonal roofing on level 2 where a 100mm circular penetration will be formed through to the inside of level 2 – I confirm full weather proofing and sleaving will be in place upon making the cut out and as such localised making good will also be carried to ensure the external space maintains the same visual look. – We will provide the data specification attached within a separate correspondence outlining its size dimensions.