

# Claymore Design & Build Ltd

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## REVISED SPECIFICATION & BUDGET for UNDERPIN & REPAIR

### A BRIEF

- |   |   |
|---|---|
| 1 | Design and implement underpinning to put in place spread mass concrete footings along the spine wall and cross walls, front, centre and rear where settlement is continuing to slowly occur.  |
| 2 | The damages recorded in the walls and finishes in the upper storeys as set out in the Grant Wright Schedule of Condition reflect that movement and it is therefore considered prudent to extend the underpinning the full width of the property to minimise risk of future movement and further damage to the upper fabric. |
| 3 | The party walls both sides are stable at this time and therefore assessed as not requiring underpinning.  |
| 4 | Take out kitchen, lower garden level floor and reinstall new kitchen in same location.  |
| 5 | Simultaneously to rebuild sections of the front lobby and steps to solve long term water penetration into the front lower lobby and replace defective drainage.   |
| 6 | Refurbish and upgrade rear garden level WC.   |

### B METHODOLOGY

- |   |   |
|---|---|
| 1 | Strip out and identify the sources of leakage. There are three potential areas of water penetration:  |
| 2 | i) Leakage through the paving, steps and landing from the roof above.   |
| 3 | ii) Ground water and general damp through walls and floor.  |
| 4 | iii) Leakage from or around the main drainage run and/or from inspection pit.   |
| 5 | It is likely that there is some effect from all three potential sources. If that proves to be the case then it is likely that a major rebuild will be needed. The problem is compounded by the fact that the existing building is moving gradually and therefore not absolutely stable. |
| 6 | This means that one has to assume movement will continue and any solution must incorporate types of construction that allow for movement.   |

- 7 The problem is exacerbated by the fact that the areas involved are relatively small, so the solutions cannot be massive and detract from the residual space available for occupancy and access. Therefore the structural and waterproofing and drainage solutions must co-exist in the same space and be minimised and efficient in size, flexible at critical points and robust in waterproofing. These are somewhat conflicting aims and given the limited space will be difficult to achieve within the existing fabric.
- 8 This specification allows for replacement of the front lobby, rebuilding the steps over, underpinning the front and rear and internal cross and spine walls and necessary replacement of drainage and services that pass through the area.
- 9 If the underpinning of the main house is carried out without the rebuild of the porch area it is very likely that differential movement will continue between the two areas and leakage will continue.

## C SPECIFICATION & COSTS - OUTLINE

- 1 At this time it is therefore difficult to be precise as to final specification and costs until such time as site investigations are completed. They cannot be done pre works as they are somewhat invasive around the mains sewerage and therefore must form part of the works sequence.
- 2 Assuming that comprehensive works are required, all works would be carried together to minimise costs. The approximate costs for demolition, excavation, underpinning and reconstruction would be as follows below.
- 3 Integral insulation of the rebuilt lobby would be incorporated to raise the area to current standards.
- 4 The specification excludes project supervision fees but includes Local Authority inspection fees.
- 5 At this stage it is assumed that the rear section of footings to the modern (approx 1995) kitchen extension area of #43 are adequate and we now understand that there has been no underpin of the #43 Party wall forward of that rear extension.
- 6 At this stage it is also assumed that the depth of underpinning required along the inner spine and front and rear main walls of #44 will be deeper than the footings of #43 and therefore a Party Wall Award will be required.
- 7 it is assumed for protection of all parties that a Schedule of Condition along the common wall with #43 and the front garden wall of #43 will be prepared on the #43 side.
- 8 Prices exclude VAT.
- 9 Works pricing to be in accordance with drawings as follows:
- 53021-4 Existing Floor Plans
  - 53021-7 Existing & Proposed Front Elevations & section B-B
  - 53021-8 Details of Rebuilt Front Steps & Lobby
  - 53021-11 Existing Lobby Elevation & Section A-A
  - 53021-12 Proposed Lobby Elevation & Section A-A
  - 53022-1 Section C-C Existing
  - 53022-2 Section C-C Proposed
  - 53022-3 Spine Wall & Floors - Construction Details
  - 53022-5 Section C-C Proposal 4
  - 53022-6 Underpin Sequencing - 4

## **D Preliminaries for All Areas**

All other preliminary and associated project costs required.

- 1 Allow for transport & parking.
- 2 Allow for all staff amenity facilities and temp WC and wash facility front yard.
- 3 Allow for insurance
- 4 Allow for all tools
- 5 Allow for all skips
- 6 Allow for all skip licences & bay suspensions
- 7 Allow for all temporary non specific supports, shores and scaffold towers.
- 8 Allow for general protection externally.
- 9 Allow for general movement of items and protection internally on floors, Ground, First & Second during finishes repair works.
- 10 Allow for temporary rear storage materials.
- 11 Allow for equipment hire.
- 12 Provisional Sum to scaffold front otherwise if stripping and replacement of render to façade is required.
- 13 Building Regulation Plan & Inspection Fees (Estimated)

## **E Enabling Works**

These are works carried out at start to clear and protect existing site, carry out investigative works and prepare site ready for the underpin works proper.

- 1 Carefully remove existing front iron gate and store in rear garden.
- 2 Build minimum 2m high hoarding to surround front yard in 18mm shuttering ply over timber frame with door at gate entry. Supply and fit hardware. Build temporary sloping roof to hoarding of 150mm x 50mm joists @ 500mm c/s fixed to 100x 50mm plate bolted to front wall and cover with 2 layers polythene stapled and batten restrained to provide temporary roof for works.
- 3 Install temporary lighting and power to front yard working area.
- 4 Carefully remove front kitchen and rear family room windows and set aside for reuse. Store carefully in rear yard and wrap in plastic. Line window openings in 100x 50mm sawn with 18mm shuttering ply to cills and reveals to protect openings when used for materials access.
- 5 Remove for storage elsewhere all doors, fittings and fixtures from porch, lower hall and cupboards and garden floor rear family room.
- 6 Dismantle, remove AGA for refurbishment via kitchen window and re-instatement on completion of works. See also I-21.
- 7 Carefully remove granite worktops and splashbacks and store in rear yard on built for purpose rack and seal in plastic for protection.
- 8 Strip out kitchen units, shelves and light covers and remove from site, saving and storing bench, pinboards and other items upstairs in reception rooms. Cover and protect retained items. Dispose of unwanted appliances off site.
- 9 Cover and protect face of dumb waiter with old carpet and polythene, all taped. Install 2 x support timbers screwed to floor structure above.
- 10 Screen and seal off main stairwell.

- 11 Protect stairs, handrail and historic timberwork with 12mm ply old carpet from family room and polythene sheet. All taped and sealed.
- 12 Protect rear wine store with 12mm ply old carpet from family room and polythene sheet. All taped and sealed.
- 13 Lift front paving, steps, landing stone, upper steps and side parapet coping stones, clean, number on backs and set aside in store, in pattern sequence, in rear yard on pallets face down and cover.
- 14 Demolish side parapets, copings and brickwork. Preserve bricks where possible.
- 15 Allow for opening up for investigations.
- 16 Survey, design and structural calculations: - hours =
- 17 Build temporary travelator housing front yard and over pavement.
- 18 Allow for modifying existing security sensors and system for duration of works.
- 19 Allow for testing of render integrity to front façade off long ladder.

**F**
**Excavation & Underpinning**

- 1 Take up screed, break up r/c floor slab to floor of lower hall and remove all mesh and 50% of rubble from site. Dig out and reduce levels of floors by 500mm and remove spoil from site.
  - 2 Carefully reduce levels alongside wall prior to excavation of pins 3E & 5A to front hall and 3B, 3C & 5D in rear hall and remove from site.
  - 3 Carefully reduce levels alongside and outside front wall prior to excavation of pins 1A & 1B and remove from site.
  - 4 Take up screed, break up r/c floor slab to floors of kitchen and rear family room and remove all mesh and 70% of rubble from site. Dig out and reduce levels of floors by 500mm and remove spoil from site.
  - 5 Carefully reduce levels alongside wall in family room prior to excavation of pins 1C, 1D, 1E, 1F, 2B, 2D, 3D, 4C, 4D, 4E, 5C & 6B and remove from site.
  - 6 Carefully reduce levels in stages alongside walls in kitchen prior to excavation of pins 2A, 2C, 4A, 4B, 5B & 6A and remove spoil from site.
  - 7 Allow to support inner hall structures and stairs on temporary props.
  - 8 Excavate by hand and remove spoil from site and install 25 pin underpinning as per sequenced drawing. Excavate each pin, cast in, Build up in masonry to above underside of DPM under kitchen floor adjacent, flood with slurry behind to support kitchen floor, build up to underside sound brickwork of walls above leaving slot min 50mm and dry pack with 1:3 cement/ sharp sand well rammed home.
- |     |            |
|-----|------------|
| 8.1 | Blocks     |
| 8.2 | s/c        |
| 8.3 | Slurry     |
| 8.4 | Concrete   |
| 8.5 | Reo        |
| 8.6 | DPC        |
| 8.7 | Drypack    |
|     | Total pins |
- 9 CONTINGENCY ITEM - Allow contingency sum for ground variations (ie deeper underpinning required by site conditions and/or Building Control)
- Sub Totals Underpinning including Contingency

**G**
**Rebuild Steps, Porch & Drainage and Services**

Note drainage and services in this section are in connection with steps and lobby works.

- 1 Demolish, stabilise and excavate for sub-structure and cast new footings under steps. Include for all temporary safety propping.
- 2 Allow to remove and replace drainage into pit and repair and and rebuild face of main drain interceptor pit and surrounds with render coat finish with SIKA 1 to accept tanking.
- 3 Replace drainage from front of main house façade to interceptor pit with flexible connections and seals. All bedded in min. 150mm concrete all round.
- 4 Replace drainage branch and gully in lowered well outside lower porch door in front of main house façade to interceptor pit with flexible connections and seals. All bedded in min. 150mm concrete all round.
- 5 Lay 50mm foil faced Kingspan THERMOFLOOR to footings.
- 6 Blind out with concrete and lay render coat with SIKA 1 as prep for tanking.
- 7 Apply prep coat sealant primer and lay BITUTHENE tanking membrane to blinding turning up walls to 400mm above step levels, minimum 100mm overlaps fully bonded. Make sure protective paper is temporarily kept on top 300mm tanking membrane to protect top edge.
- 8 Install 50mm foil faced Kingspan THERMOFLOOR to protect tanked walls.
- 9 Lay cross ply reinforcing 9mm rods @ 200c/s both directions turned up at edges 300mm as starter bars.
- 10 Cast in base concrete floor and perimeter upstand 150mm to porch area with waterproofing additive SIKA 1 and cast in stepped flexible ribbed water seal DPC at casting break.
- 11 Install 9mm reinforcing @ 200 c/s vertically and horizontally to three walls including inner skin of porch door wall wire tied to starter bars. Include for extra reo over window and door opening to form lintels.
- 12 Allow for shuttering to inner walls of porch one side to form walls approximately 150mm to 200mm thick, porch door wall both sides to form wall 150mm thick including for window and door opening, and soffit for steps and landing roof of porch.
- 13 Install 12mm reinforcing @ 200 c/s both directions tied to side bars with A142 mesh over all wire tied together.
- 14 Cast in base concrete walls and roof in one staged session with SIKA 1 waterproofing additive well rammed home in walls and trowel finish to roof deck.
- 15 Apply prep coat sealant primer and remove residual protective paper and turn wall tanking over roof edges and lay BITUTHENE tanking membrane to steps and landing/roof blinding turning up front wall to house 150mm, minimum 100mm overlaps fully bonded.
- 16 Lay 50mm foil faced Kingspan THERMOFLOOR to slope and landing over tanking.
- 17 Drill and set 3 x 12mm dia reo dowells in epoxy, adjacent pit.
- 18 Install 12mm reinforcing @ 300 c/s upslope tied to lower dowells with pairs of 150mm and 100mm high flat loops of 12mm reo across each step.
- 19 Allow shuttering over to form step risers and sides of steps and landing.
- 20 Cast in base concrete steps and landing with SIKA 1 waterproofing additive, rough float finish.
- 21 Build external leaf reclaimed London Stock brick wall to lobby with window and door opening with integral insulation. Ensure a BITUTHENE DPC drip is installed over window and door openings and laid over lintels and along base of wall fully bonded to tanking membrane all drips with weep holes over.

- 22 Rebuild parapets over along both sides of steps and landing with lead capping flashings and stone copings pegged and dowelled both sides.
- 23 Rebuild top of inspection pit and relay stone steps and paving to upper entry steps, landing and gate area.
- 24 Cut away to increase height of risers of steps down to porch lower door well. Reduce area in front of porch lower door and blind to form new lower well.
- 25 Rebuild and extend stone steps down from gate area with two new steps around lower lobby door front well.
- 26 Allow provisional sum for replacement and upgrading disturbed services to front of property

## **H Rebuilding, Repairs**

- 1 Carefully by hand (bolster & club hammer) trim back any protruding footing tops along Party wall line adjacent #43 slightly and lay min 100mm sand/cement blinding along lower hall. Rake blinding over footing steps. Build up section of rear hall at base of stair to greater depth to form base for rear hall landing at base of main stair sloping up 160mm where new steps to be installed.
- 2 Allow to inject DPM vertical and horizontal to front and spine walls.
- 3 Lay well compacted hardcore minimum 50mm thick in family room and kitchen and blind over with minimum 50mm sand/cement.
- 4 Carefully by hand (bolster & club hammer) trim back any protruding footing tops along Party wall line adjacent #44 slightly and lay raked sand/cement blinding over footing steps.
- 5 Clean down and level the lower inside faces of both party walls and front and rear walls and dub out with render.
- 6 Paint on liquid two coat bitumen DPM on raked footings and lower inside wall faces 300mm high.
- 7 Lay minimum 1200g polythene DPM (VISQUEEN or similar) to family room, kitchen and along hall. Ensure all joints are overlapped 150mm and taped and DPM turns up walls and is bonded to paint on DPM at wall bases and to Bituthene tanking membrane in porch inner door opening.
- 8 Lay 65mm foil faced Kingspan THERMOFLOOR in family room and kitchen over DPM cut angled to fit rake and foam edges.
- 9 Lay 50mm foil faced Kingspan THERMOFLOOR in lower hall over DPM angled to rake and front lobby over tanking membrane and foam edges.
- 10 Construct staggered shuttering in front of #44 wall line for structural floor slab upstand.
- 11 Lay min 200mm structural concrete floor slab with 250mm wide upstand along #44 wall line with M12 rods both directions @ 400 c/s wired to A142 mesh sheets overlapped 200mm all turned up as per detail along #44 wall line to family room and kitchen. Edges troughed 50mm x 100mm wide along spine and front and rear walls for wet service feeds and ring mains.
- 12 Lay min 175mm structural concrete floor slab with 250mm wide upstand along #43 wall line with M12 rods both directions @ 400 c/s wired to A142 mesh sheets overlapped 200mm all turned up as per detail along #4 wall line to lower hall. Slab reduced to mesh only 1560mm in front lobby. Edge troughed 50mm x 100mm wide along spine wall and across in centre for wet service feeds and ring mains.
- 13 Lay minimum 20mm sand /cement/ latex screed over slab in family room.
- 14 Lay minimum 20mm sand /cement/ latex screed over slab in kitchen.

- 15 Lay minimum 20mm sand /cement/ latex screed over slab in lower lobby and hall. Include for forming integral matwells with 20 x 40mm aluminium trim front and rear in screed.
- 16 Allow to fix junction anti-cracking mesh galv eml to all 4 wall return faces, full height 300mm internally #44 wall and render.
- 17 Allow to remove sections of render and cut out and stitch 4 x full height cracks in existing internal walls at garden floor level. Mesh faces over both sides with galv eml as per GW schedule pp13>17.
- 18 Allow to remove sections of render and cut out and stitch 2 x full height cracks in existing internal walls at ground floor level. Mesh faces over both sides with galv eml. As per GW schedule pp12
- 19 Allow for limited repairs to rear façade cracks as per GW Schedule pp18.
- 20 Allow for repairs and re-instatement of timber hall structures.
- 21 Relay reclaimed stone paving to lower front yard area resetting at lower levels to falls to new lower drain. Allow for 20% replacement stone with matched reclaimed York paving.

## **I Services**

- 1 Allow to safety off services in hall and divert pipework and electrics.
- 2 Disconnect existing gas supply from AGA and cap off.
- 3 Disconnect all wet services from kitchen area and remove fittings to store safely.
- 4 Remove existing rads from family room and hall and dispose of. Drain down, cut back and cap off pipe runs.
- 5 Replace sections of drainage along lower ground floor hall from rear front of main house façade with flexible connections, rockers and seals.
- 6 Allow for re-instatement of plumbing and heating after underpinning in lobby, hall, to rear WC, family room & kitchen.
- 7 Re run new gas supplies to AGA and connect.
- 8 Supply and install new wastes and connections from kitchen sink, hall based washing machine & condenser dryer
- 9 Supply and reinstate water supplies H & C to kitchen, CW to fridge and CW feed to washing machine.
- 10 Supply and install CW tap to front yard.
- 11 Disconnect all small power from kitchen area and set aside appliances, cover and store safely.
- 12 Allow to supply and install small power to kitchen after underpinning.
- 13 Allow for re-instatement of small power after underpinning to lower hall, rear WC and family room.
- 14 Install new small power to lobby with 2 x double sockets.
- 15 Install new lighting to hall, with three way switching.
- 16 Install new lighting to lobby with two way switching. 2 fittings.
- 17 Install new shallow downlights to family room with two way switching.
- 18 Install new shallow downlights to kitchen with one way switching.
- 19 Allow for rewiring and re-installing security sensors to lobby area and door (Provisional Sum).
- 20 Allow for new external light and switch to lobby door.

## **J Woodwork, Joinery & Fixtures**

- 1 Remove temporary protection, refurbish and re-instate, the front, set aside window to kitchen, complete with new 25mm mdf bullnosed cill and new hardware.
- 2 Remove temporary protection, refurbish and re-instate, rear, set aside window to family room, complete with new 25mm mdf bullnosed cill and new hardware.
- 3 Supply and install new opening hardwood window to porch including new strip cill and all hardware.
- 4 Supply and install new opening hardwood door and frame to porch including all hardware and 5 lever deadlock.
- 5 Supply and install new door lining between porch and inner hall restoring and replacing set aside existing door complete with new hardware.
- 6 Reinstall boot shelving, coat rails and hooks in Outer lobby under steps.
- 7 Supply and install new door lining between hall and family room restoring and replacing set aside existing door complete with new hardware.
- 8 Rebuild duct to main soil stack in corner of inner hall complete with insulation and inspection access panel.
- 9 Rebuild secondary ductwork for wastes from WM & dryer.
- 10 Rebuild heavy weight shelving approx 450mm deep to inner hall.
- 11 Rebuild and extend base panelling and spliced in posts under existing stair down to new floor level. Extend cupboard doors with additional panel to base of each.
- 12 Rebuild heavy weight shelving approx 300mm deep under lower stairs.
- 13 Supply and fix 25mm WBP risers and treads with hwd nosings in rear hall adjacent bottom of main stairs. All set in screed.
- 14 Allow for repairs and insert supports to base of existing dumb waiter in corner of kitchen.
- 15 Allow for supply and installation of replacement black slate hearth to family room and clean up base of fireplace.
- 16 Allow Provisional Sum to repair and make good displaced timber mouldings, skirtings, door surrounds, panelling and shutters where cracked and moved on ground, first and second floors.
- 17 Supply and install new skirtings, trims and architraves to lobby, inner hall, family room and parts of kitchen.
- 18 Supply and install new kitchen. Allow PC sum supply units, sink, mixer tap, wastes and undercounter lighting £12,000.
- 19 Supply and install new appliances. Wall oven & microwave, Allow PC sum supply £750
- 20 Supply and install new 2 door fridge freezer. Allow PC sum supply £900
- 21 Allow for refurbishment of AGA, reassembly and re-commissioning in place.
- 22 Allow to take away, modify existing granite worktops and splashbacks and re-polish and refix.
- 23 Allow provisional sum for replacement and additional stone worktops and splashbacks to match existing and fix.
- 24 Supply and install new shelves in side chimney breast reveal in kitchen.
- 25 Refurbish and re-install pinboards to either side of kitchen arch.
- 26 Supply and install new painted hardwood doors in hardwood frame to front bin area.



## **K Finishes**

- 1 Dry line and plaster ceiling of new porch.
- 2 Render inside of new porch and entry walls to hall and along hall walls, family room and kitchen walls where render removed.
- 3 Allow for plaster finishes to walls and ceiling of lobby, walls of lower hall, family room and kitchen. Include for inserting shallow plaster panels between ceiling joists in 50% of kitchen and family room ceilings.
- 4 Allow Provisional Sum for stripping off rendering to front façade after testing for integrity and only if required - front door side extension 10m<sup>2</sup>, main front façade 48m<sup>2</sup> and front reveals 10m<sup>2</sup>. Total 68m<sup>2</sup> as per GW schedule pp19.  
CONTINGENCY ITEM
- 5 Allow for reinstatement of sections of rendering to front façade near front door and lower front façade only.
- 6 Allow for redecoration to front externals rendered façade. Includes for cutting out render cracks and filling and making good in lieu of stripping and replacement of render as set out in K4.
- 7 Allow for preparation and decoration of skirtings, trims and internal woodwork to lobby, lower hall, family room, kitchen & rear lobby.
- 8 Allow for preparation and re-decoration of walls and ceilings to lobby, lower hall, family room & rear lobby.
- 9 Allow for preparation and re-decoration of walls and ceilings to kitchen.
- 10 Supply and lay carpet to family room on good quality underlay. Allow for PC sum £35/m<sup>2</sup>.
- 11 Supply and lay vinyl flooring to kitchen. AMTICO or similar to approval. Allow PC sum £1400 supply and fix nominated supplier.
- 12 Supply and lay vinyl flooring to front lobby and hall including for raised rear hall area and two steps and risers. AMTICO or similar to approval. Allow PC sum £1560 supply and fix nominated supplier.
- 13 Allow to redress and repair decorative brickwork to rear chimneybreast in family room.
- 14 Allow for Garden Floor Provisional Contingency Sum £2600 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, damaged wood finishes & ceiling structures. CONTINGENCY ITEM
- 15 In dining room fix layer of 9mm plasterboard, screwed through existing loose lath and plaster ceiling with s/s 30mm dia plate washers and 75mm screws into ceiling joists to stabilise ceiling surface, tape joints and skim. Galv metal edge bead to perimeter inside line of cornice and 45° plaster edge rake to finish. As per GW schedule pp8.
- 16 Allow for stabilisation and specialist crack repair to existing historic cornices in reception, dining room and entry hall as per GW schedule pp8>12
- 17 Allow to cut out fill and tape cracks to dining, reception and entry hall walls. Allow for 10m<sup>2</sup> replacement loose wall plaster as per GW schedule pp8>12.
- 18 Allow for 40m<sup>2</sup> reskim plastering to ground floor.
- 19 Redecorate ceilings and walls to ground floor entry hall, dining room and reception room.
- 20 Allow Provisional Sum £1800 to make good and redecorate/touch up specialist decorative pine combing and knotting to woodwork and panelling in reception, dining room and entry hall.
- 21 Allow Provisional Sum £400 to lift carpet, fix displaced, out of true and loose flooring in reception room as per GW schedule pp11.

- 22 Allow for Ground Floor Provisional Contingency Sum £4800 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings.  
CONTINGENCY ITEM
- 23 Allow to cut out fill and tape cracks to garden floor and ground floor stairwell walls and ceilings. Allow for 16m<sup>2</sup> replacement loose plaster as per GW schedule pp12.
- 24 Take down ceiling plaster and reboard , tape and skim ceiling of first floor rear study as per GW schedule pp6.
- 25 Allow for stabilisation and crack repair to existing cornices in rear study first floor as per GW schedule pp6.
- 26 Redecorate ceilings and cornice to first floor rear study.
- 27 Fill and repair cracks in existing cornices and walls and ceilings front bedroom and ensuite first floor as per GW schedule pp4-5.
- 28 Allow to redecorate existing cornices and walls and ceilings front bedroom and ensuite first floor.
- 29 Allow for First Floor Provisional Contingency Sum £3900 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings. CONTINGENCY ITEM.
- 30 Fill and repair cracks in walls and ceilings in first to second floor stairs and landings as per GW schedule pp7.
- 31 Allow for 40m<sup>2</sup> reskim plastering to first and second floor stairwell walls and landings.
- 32 Prepare and redecorate walls and ceilings in first to second floor stairs and landings.
- 33 Allow for First Floor Provisional Contingency Sum £3250 for currently non-identified repairs for hidden items (lintels etc), loose wall & ceiling plaster, covings, loose or displaced fire surrounds, damaged wood fixtures and mouldings. CONTINGENCY ITEM.
- 34 Allow Provisional Sum £1540 for repairs, realignment, rehangng and redecoration of internal doors and hardware generally.
- 35 Take off all protections and remove from site and clean area thoroughly.

## **L Rear Guest WC**

Allow for refurbishment and upgrade of rear lower WC to form wet room with shower & bidet.

- 1 Take out cupboard and rework entrance to rear WC. Rehang door with new hardware.
- 2 Strip out fittings and tile and make good walls ready to receive tiling after alterations and service chases.
- 3 Open up floor, remove sections of screed and prepare to realign services and make good after. Cut chases in walls for repositioned plumbing and wastes.
- 4 Alter wiring and lighting including switch posiion, fan circuit, add power supply to towell rail with switched spur.
- 5 Allow to alter and replumb services and wastes for basin, WC, bidet & shower in new locations.
- 6 Allow to alter existing radiator pipework on heating system and replumb in new location under window.

- 7 Allow for supply and installation of new wall mounted towell rail 900H x 500W, dual fuel.
- 8 Allow for supply and installation of new semi flush full width shower tray, waste and screen.
- 9 Allow for supply and install surface mounted shower mixer.
- 10 Allow for supply and installation of new basin, basin mixer and chrome waste, hanging basin cabinet, WC & close coupled cistern, & bidet including tapset and waste. PC sum supply items £650
- 11 Replaster ceiling to shower / WC.
- 12 Retile floor, allow PC sum £50m<sup>2</sup> supply tile and £12m<sup>2</sup> adhesive.
- 13 Retile walls, allow PC sum £40m<sup>2</sup> supply tile and £12m<sup>2</sup> adhesive.
- 14 Supply and install decorative trim tiles in band to walls and around mirror. Allow PC sum supply £10 per strip.
- 15 Decoration woodwork, door, frame and window.
- 16 Decoration to upper walls and ceiling in satin emulsion.