

SPECIFICATION OF WORKS

AT

**THE WORLDS END
174 CAMDEN HIGH STREET
LONDON NW1 0NE**

FOR

GLENDOLA LEISURE

7TH DECEMBER 2015

PREPARED BY: CHRIS REDRUP

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SECTION ONE
PRELIMINARIES

	<p>1.0 <u>PRELIMINARIES</u> <u>Introduction</u></p> <p>1.1 These Preliminaries are applicable to all sections of the works and allowance must be made accordingly as no further reference to them may be made.</p> <p>1.2 Clause headings are inserted for convenience only and shall not affect the interpretation or construction</p> <p>1.3 The rates and extensions against priceable items in this document must be inserted in ink. Any items not priced or marked T/E will be deemed to have been included else where</p> <p>1.4 No alteration is to be made to this document unless specifically required in writing by the Pembrook Design Limited</p> <p>1.5 <u>Pricing and Preliminaries</u> Preliminaries shall be priced out individually and, if requested by the Quantity Surveyor, the Contractor shall furnish such further details of the build-up of the price for each item as may be required identifying fixed and time related charges</p> <p>1.6 <u>Tender Method</u> Return one completed Form of Tender and one completed copy of this document together with a programme and any additional information required by this document. Tenders are to be returned as directed within the invitation to tender letter</p> <p>1.7 The Contractor may at his discretion submit an alternative tender based upon a different date for completion or period if such a tender is accepted, the date for completion inserted in the appendix to Conditions of contract will be the date stated or determined from the alternative tender</p> <p>1.8 Neither the lowest nor any tender will necessarily be accepted and the Tenderer must bear in full his costs in connection with submitting the tender</p>				
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PRELIMINARY PARTICULARS

The Site

1.9 The site is located: 174 Camden High Street, London NW1 0NE

1.10 Access to the site

Contact: Brendan Lucey - General Manager

Telephone Number: 0207 482 1932

Email Address: gmlon@therainforestcafe.co.uk

1.11 **General Description of Works**

External Repairs and Decorations and the formation of new Gents WC within the Underworld Club, together with repairs and decorations within this area

1.12 **Employer**

Glendola Leisure
364 High Street
Harlington
Middlesex
UB3 5LF

1.13 **Architect/Contract Administrator**

Pembrook Design Limited, Summit House, Horsecroft Road
The Pinnacles, Harlow, CM19 5BN

Telephone Number: 01279 433888

Fax Number: 01279 433889

1.14 **Quantity Surveyor**

Pembrook Design Limited, Summit House, Horsecroft Road
The Pinnacles, Harlow, CM19 5BN

Telephone Number: 01279 433888

Fax Number: 01279 433889

1.15 **Designers**

Pembrook Design Limited, Summit House, Horsecroft Road
The Pinnacles, Harlow, CM19 5BN

Telephone Number: 01279 433888

Fax Number: 01279 433889

1.16 **Structural Engineer**

BG Partnership
Paul Chappell
Telephone Number: 01737 240241

	<p>1.17 <u>PRELIMINARY PARTICULARS (CONT)</u></p> <p>The Form of Contract will be based upon IFC 98 incorporating Amendment TC/94/IFC & Amendments 1 - 4 with the following amendments, terms of the Contract to be confirmed by letter only</p> <p><u>Form of Contract</u></p> <p><u>Contractor</u></p> <p>1.18 For the purposes of Article 1 of the Form of the Contract, the 'Contractor' shall mean the individual or firm or company undertaking the works and shall include the legal personal representatives of such firm or company and the permitted assignee of such individual or firm or company</p> <p><u>Description of Site and Existing Buildings</u></p> <p>1.19 The Worlds End Public House lies opposite Camden Town Underground Station and sits within a mixed use 'Island' Terrace/ Building bordered by Camden High Street, Bayham Street & Greenland Road within the London Borough of Camden</p> <p>1.20 The Public House sits on the Ground Floor with a Basement Night Club Called 'Underworld' below to the front section and with mixed use Retail / Food outlets to one side elevation and with individually Let Residential units above and to the 2 other elevations</p> <p><u>Pre – Contract & Management</u></p> <p>1.21 A full site induction of all site personnel is to be undertaken prior to unit occupation conducted by the principle contractor</p> <p>1.22 The contractors contract manager/site foreman will be required to carry out both general & project specific Health & Safety induction for <u>All</u> persons who enter the site</p> <p>1.23 The contractor must hand over to the Landlords Representative all O & M Manuals, complete with relevant test certificates, prior to the premises being occupied</p> <p>1.24 <u>INSURANCE</u></p> <p>Documented evidence to be provided by the contractor prior to site occupation of Public Liability of a minimum of £2m Employer liability cover of a minimum of £5m</p> <p>1.25 Insurance levels also apply to domestic sub contractors</p>				
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PRELIMINARY PARTICULARS (CONT)

SITE MATTERS

1.26 **HARD WOOD**

From sustainable sources only, certification will be required to prove

1.27 **HEALTH & SAFETY**

Contractor to be principle contractor within the site demise when accessing the site

1.28 A site foreman/nominated person must be on site whenever works are carried out

1.29 Access **Will Be** denied if contractors do not adhere to the following P.P.E rules sub contractors & specialist whilst within the site boundaries

- a Hard hats at all times (Where work requires)
- b Fluorescent Yellow jackets **With** company name at all times
- c Safety boots at all times
- d Protective eye wear at all times (Where required)
- e Ear plugs when in designated areas & for certain operatives

It is recommended that these rules are adopted within the contractors enclave environment

1.30 All safety information to be available for viewing on site including all Method Statements & Risk Assessments & the Construction Health & Safety plan, plus COSHH Assessments etc. These documents **Will BE** inspected during the contract

1.31 Site diary, personnel log, accident book & First Aid kit to be maintained at all times

1.32 Contractor responsible for all adequate Fire fighting equipment within the unit, all with current test certificates as a minimum (Per floor)

- a 2 No 9L Water
- b 1 No 5kg CO²
- c 1 No 10kg Dry Powder
- d 1 No Fire Blanket

All located to a **Fixed** fire point, complete with manual audible bell alarm & fire escape route details

1.33 Allow to provide all necessary information to CDM Co Coordinators, Principle designer

1.34 R & D Type Asbestos survey completed no asbestos present except sheet roofing to rear garage, a copy of the report available upon request after completed

1.35 **DELIVERIES**

Contractor to establish all delivery, off loading, waste disposal methods etc., with Local Authority during Tendering Period and allow for all permit, parking suspension and other associated costs within the Tender offer.

1.36	<u>PARKING</u> Parking arrangements should be established and costs allowed for as there is no available vehicular parking within the site boundaries.				
1.37	<u>WORKING HOURS</u> <p>Site working times vary across the site, however to achieve completion & hand over to suit the programme, employ all hours/shifts you feel necessary to achieve this</p> <p>Contractors are to be aware of the adjoining private dwellings above and alongside the site & weekend and evening working will be severely restricted, except with the Underworld Night Club. The Local Authorities 'noise pollution' regulations should be established during the Tender process and allowed for here</p> <p>The work within the Underworld Club will be restricted on certain days due to hours of operation and the requirement during some days/ afternoons for Bands to carry out 'sound checks' etc prior to that evenings performance. Generally Monday - Saturday the working hours will be within the following - 04.00 am - 15.00 hrs.</p> <p>It will be possible to work later on some occasions and these days will be established prior to commencement.</p>				
1.38	<u>WELFARE FACILITIES</u> <p>Contractors are to provide Temporary male & female toilets & general welfare facilities to include washing & drying facilities</p> <p>If existing toilets dedicated to be used these must be left suitably clean on completion</p>				
1.39	<u>WASTE REMOVAL</u> <p>Please ensure you allow for all necessary skips, permits, licenses for the complete removal of all debris & rubbish for the works</p> <p>A waste management plan is to be produced for approval</p> <p>Site must be kept clean & tidy at all times</p>				
1.40	Ditto surplus materials, plant & equipment				
1.41	No temporary storage permitted outside unit demise				
1.42	<u>SITE INSPECTION</u> <p>The fit out works will be inspected on a regular basis by the clients employees & their specialist representatives to ensure full compliance with all approvals</p> <p>Also be aware that the Local Authority surveyors & representatives will visit the works</p>				
1.43	<u>SECURITY</u> <p>The contractor will be held responsible for any theft, loss & damage of or to the contractors goods, materials, equipment fittings or merchandise, adequate storage for materials & plant to be provided by the main contractor</p>				
1.44	<u>CLEANING</u> <p>Allow for full contract clean to all areas, windows etc. upon completion prior to hand over to client.</p> <p>Allow for full Builders Clean of areas after phased completions to allow for normal trading hours and in good time for opening</p>				
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CONTRACT PARTICULARS

Supplementary Amendments to the Conditions of Contract

Not used.

Appendix to Conditions of Contract

A The Appendix to Conditions of Contract will be completed as

1 st Recital	Delete:	The specification
2 nd Recital	Delete:	4 th paragraph if no items specifying a named person are included in the documents
3 rd Recital	CDM Regulations	All the CDM Regulations apply
4 th Recital	Information release Schedule	Delete Clause
5 th Recital	Bonds	Delete Clause
Articles 9A And 9B	Dispute or difference	Clause 9B applies
Clause 9C	Settlement of disputes	Clause 9B applies
1.16	Legal Proceedings	Clause 9B applies
1.16	Electronic Date Interchange Provisional -	Not applicable
2.1	Date of Possession - TBA Jan 2016	
	Date of Hand over - TBA February 2016	
2.2	Deferment of the date of Possession	Clause 2.2 applies Period of deferment 6 weeks
2.4.10	Extension of time for inability to secure essential labour or (Labour)	Clause 2.4.10 and does not apply
2.4.11	Goods or materials apply	Clause 2.4.11 (Goods or Materials) does not apply
2.7	Liquidated damages	At the rate of £1000.00 Per week

CONTRACT PARTICULARS (CONT)

2.1	Defects liability period	6 Months building works 6 Months M & E works
4.2	Period of Interim Certificates	Week 2, 4 & Completion
4.2 b	Advance payment	Clause 4.2 b does not apply
4.2.1 a	Valuation	Contractors to advise of any special requests
4.2.1 c	1. Listed items uniquely identified	Deleted
4.2.1 c	2. Listed items not uniquely identified	Deleted
4.9 a and c	Tax etc. fluctuations	Not applicable Supplemental Condition C applies
4.9 b	Formula fluctuations	Not applicable Supplemental Condition D does not apply
5.5.1	Value added tax Supplemental condition A	Clause A1.1 applies
6.2.1.A.1	Insurance cover for any one occurrence etc.	£5,000,000.00
6.2.4.A.1	Insurance - Liability of Employer Insurance cover may be required	Amount of indemnity for any one occurrences or series of occurrences arising out of one event £2,000,000.00
6.3.1	Insurance of works alternative Clauses	Clause 6.3.C applies
6.3.A.1 6.3.B.1 6.3.C.2	Percentage to cover Professional Fees	15%

CONTRACT PARTICULARS (CONT)

6.3.A.3.1	Annual renewal date of insurance as supplied by contractor	To Be Confirmed
6.3.D	Insurance of Employers loss liquidated damages	Insurance may be required
6.3.D2	Period of time	6 weeks
6.3.FC.1		Joint Fire Code The Joint Fire Code applies
		Works specified as large project No
8.3	Base date	10 days prior to receipt of tender
9A.2	Adjudication	President or a Vice President of Royal Institution of the Chartered Surveyors
9B.1	Arbitration	President or a Vice President of Royal Institution of the Chartered Surveyors
Annex 1 to Appendix: Terms of Bonds		N/A

CONTRACT PARTICULARS (CONT)

VAT – SUPPLEMENTAL AGREEMENT

A The contractors attention is drawn to Practice Note 17 issued by the Joint Contracts Tribunal which deals with Value Added to the Standard Form of Building Contract Tax related

B The contractors not required to provide the Employer with his assessment of the VAT liability under the Supplemental agreement at the time of tendering. The successful tenderer, will however be required to give a provisional assessment of the VAT Liability within fourteen days of the receipt of his tender. Such provisional indication would not be binding on either party

PROGRAMME OF WORKS

C Project commencement date: TBA January 2016
Handover date: TBA February 2016

Contractors can offer with tender their own suggested programme

GENERAL PRELIMINARIES

D The contractor is to include in this section any and all costs associated with general preliminaries not listed elsewhere

E Contractors are to include here for all necessary scaffolding and other access towers / equipment to safely undertake works described & to comply with demolition, construction & inclement weather and decorations etc.

F Extent of scaffolding described in section 4

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SECTION TWO

INTERNAL BUILDERS WORKS

2.0 <u>UNDERWORLD CLUB</u>				
2.1 <u>PROPOSED GENTS WC</u>				
<p>a Allow to isolate supplies and strip out all existing sanitaryware, hot & cold supply pipework, waste pipework etc. All lighting, all ceilings, walls & partitions, doors & joinery, wall & floor tiling etc. Back to shell condition, to 2 No separate areas/rooms used as Gents W.C.'s</p> <p>b Allow to hack off all wall tiling existing plaster/render to walls back to brickwork/blockwork. Hack up all existing floor tiling back to screed, including manhole frames</p> <p>c Allow for temporary supports as required. Allow to carefully take down walls between between each toilet area. Allow to set out and install steelwork beams all as shown on Structural Engineers detail sheets; 2 No 152 x 152 x 23uc laid onto 100 x 300 x 150 deep concrete padstones.</p> <p>d Allow to excavate/chase/alter & lay new drainage to suit proposed layout of all sanitaryware appliances. Allow to install as required 100mm dia Hepbsleeve or similar approved underground drainage system and for all shingle beds, backfilling and new screeds. Allow to remove existing manhole covers and frames and replace on completion of installation new double seal frame with bolt down cover and inset top to receive new Resin Floor finish described later. Allow to install new drainage connections for; 4 No for WC's 1 No for trough wash hand basin 2 No for Urinal Bowls 1 No floor gulley complete with round stainless steel grate</p> <p>e Allow for all entries into Manhole as required and installing 3/4 channel barren bends in direction of flow as required.</p> <p>f Allow to infill existing door opening, form new cubicle partions, cistern walls, entrance lobby walls, urinal walls from 75 x 50 mm galvanised MF studwork, clad over each face with 18mm wbp MDF and 15mm gyproc plasterboard full height, leave ready to receive wall tiling. Cubicle / partitioning layout as shown on Plan No 2986/ 10 and as constructed within completed Gents WC to main pub area.</p> <p>g Allow to finish walls to blocked door opening club side with new T & G dado panelling rails & skirting to match existing, ready for redecorations</p> <p>h Allow to install new ceiling throughout from 15mm Fireline Gyproc plasterboard to plaster skim finish. Allow to cut out 12 No perforations for proposed recessed downlighters and 2 No for new fans etc.</p> <p>i Allow to form full height wc cistern walls to all cubicles as described for new partitions, incorporating brushed stainless steel lockable access doors to each to serve cistern, 600 x 600mm.</p> <p>j Allow to install to manhole new heavy duty cover & frame with double seal, bolt down cover & with recessed tray to cover to allow resin floor in fill as described above</p> <p>k Following completion of Drainage connections, allow to prepare existing floor for new covering by Specialist Resin Flooring Company, to include coved perimeter upstands to complete perimeter of WC & as laid to other WC's previously.</p>				
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PROPOSED GENTS WC CONTINUED

- l Appoint Specialist Resin Flooring Contractor and lay new 5mm Flowcrete 'Flow Fast Quartz MMA Resin floor screed throughout WC area, sealed over on completion. Colour and finish as existing laid. Allow additional 'labours' in formation of coved upstands to perimeters and jointing around manhole framework etc and laying to manhole cover inset frame.
- m Allow to take delivery of 'free issue' wall tiles and apply as installed to existing Gents WC in pub area, consisting of 600 x 300 black high gloss finish to cubicles and dado's and feature 'Banksy' Graffiti tiles, 400 x 400 to urinal walls etc.
Allow for matching grouting colour & detail as used previously and for all stainless edge / corner trims etc.
Allow to seal all tile faces as required prior to grouting application
- n Allow to install softwood door linings/ frames. Supply and install 40mm solid core paint grade flush doors on 1 1/2 pairs of 100mm steel butt hinges, reduced in height as existing cubicles elsewhere.
- o Allow to run concealed new hot and cold water services in 15mm copper with brass compression fittings, securely clipped and lagged as required. Take delivery of new free- issue sanitaryware and install as per manufacturers instructions;
4 No stainless steel WC's and slim line concealed cisterns complete with push button flushes, heavy duty seats and lids
1 No stainless steel trough wash basin with automatic activated taps and soap dispensers
5 No stainless steel urinal bowls and waste grates.
Allow to mastic seal all around on completion
- p Allow to extend hot water supply to agreed location hidden below trough basin and supply and install a wash down bib tap as installed within other wc's
- q Allow to additionally mechanically fix all wc seats through flange / fixing plate through to back of pan with suitably sized self tapping screws
- r Allow to source matching chrome / stainless steel door furniture and bathroom fixture and fittings;
Euro cylinder suited cubicle locks
Hat & coat hooks
Door Handles
Door stops
Toilet Roll holders
2 No Dyson Airblade V Handriers
- s Manufacture & install a timber framed mirror over vanity unit, painted to High Gloss black finish as existing mirrors. Allow to manufacture frame to match existing moulding pattern.
- t Ditto, 450w x 1750h to ladies vanity area

2.2 MAIN ENTRANCE & STAIRWELL DOWN TO UNDERWORLD (LILAC)

- a Remove nosings, deep clean and put aside. Uplift stairs carpet and underlay material to top entrance, stairs down and basement landing. Clear from site. Make good all treads and risers ready to receive new boarded floor
- b Uplift existing carpet from cash desk kiosk and any underlay material. Clear from site. Supply and lay charcoal finish Heuga felt carpet tiles within this area.

MAIN ENTRANCE & STAIRWELL DOWN TO UNDERWORLD (LILAC)
CONTINUED

- c Supply and Lay to stairs and top and bottom landings, new Engineered boarded floor, Reference Karndean Van Gogh 1220 x 175 wide plank, final colour selection to be agreed.
- d Allow to re-install all existing nosings. Remove blue vinyl inserts and supply and install cream vinyl inserts with matching screw fixing covers
- e Supply & install within suitable matwell trims, new heavy duty barrier mat to entrance, incorporating "UnderWorld" logo Black matting & logo in Red
- f Allow to provide timber /mdf cover to conceal cables running along low level staircase panelling down to basement. Leave ready for decorations

2.3 FIRE EXIT / ACCESS STAIRCASE UP TO PUB AREAS (Blue)

- a Remove nosings, deep clean and put aside. Uplift stairs carpet and underlay material to top entrance, stairs down and basement landing. Clear from site. Make good all treads and risers ready to receive new boarded floor
- b Supply and Lay to stairs and top and bottom landings, new Engineered boarded floor, Reference Karndean Van Gogh 1220 x 175 wide plank, final colour selection to be agreed.
- c Allow to re-install all existing nosings. Remove blue vinyl inserts and supply and install cream vinyl inserts with matching screw fixing covers
- d Allow to patch repair "Holed" ceiling to top landing & leave ready for decorations

2.4 MAIN BAR AREAS

- a Take up all floor trims to allow sanding of all floors timber/boarded floors, stairs/steps etc., including dance floor area. Allow to mechanically sand down all boarding back to natural timber finish. Clean off surfaces and apply over 2 No coats of Bona Traffic anti slip to satin finish to standard boarded floor area. No treatment required to Maple dance floor, to be undertaken by 'others'
- b Allow for inserting new sections of matching floor boarding as required where defective, loose or missing. To gaps, holes large chips etc., allow to prepare timber and apply Bona Pacific Filler, tinted for colour match as required and applied in strict accordance with Manufacturers instructions
- c Take up and dispose of all defective various floor trims and metal plates, thresholds etc. Allow to install new in steel/chequer plate to replace on completion of floor works, securely fixed down to various finished floor surfaces.
- d Allow to manufacture cladding panels from 15mm v grooved MDF and install with hidden screw fixings over front of DJ Podium and Sound Engineers Podium. To base of each podium, install ex 150 x 25 hardwood torus pattern skirting. Allow for suitable timber capping piece/trim to top. Prepare all for redecorations.

MAIN BAR AREAS CONTINUED

- e Allow to remove floor covering and decking to stage and dispose.
Allow to build dam wall between open stream below and front stage speaker area in Class A Engineering Brickwork, laid onto a concrete footing if required, all as shown indicated on proposed floor plan. All brickwork to be bedded and pointed using SIKA 1 cement mortar. Prepare brickwork face to receive render finish and apply SIKA 1 multi coat waterproof render system, in strict accordance with Manufacturers instructions.

- f Allow to lay down new stage decking using 25mm WBP Plywood, securely fixed down by countersunk screw fixings at 200 centres. All boards to be laid down with staggered joints.
Allow additional labours and timber grounds to re-form lift out hatch.

- g Remove all timber trims around stage front, around speaker voids and stage edge timber trim. Manufacture and replace with new in teak hardwood, securely screw fixed back to stage structure. Allow to supply and install new aluminium nosing by Gradus or similar with white vinyl inset to complete stage front and to stepped approach.

- h Manufacture and install 2 No base rings to dance floor structural columns from ex 50 x 50 Maple with chamfered top edge to front. Allow for rings to be in 2 pieces and for secure jointing between each ring and for secure fixing through existing maple dance floor.

- i To existing metalwork balustrading between upper walkway and stage, allow to remove a section to form an opening and adapt section removed to provide 2No opening gates, all as shown located on proposed layout plan. Source and install with gates a quick release latch welded onto metalwork.
Allow to install new metal gate posts etc as required and to adapt the existing timber handrail to suit these gates.

- j Allow to uplift existing vinyl flooring to the following areas;
Stage and stage approach & sound engineers podium desk
Main bar/middle area
Main bar servery
Secondary bar servery
Overflow area adjacent to secondary bar servery
Apron directly in front of stage
Band area WC & shower

- k Allow for repairs and clearing off all old adhesives / loose screeds etc.
Lay over new latex levelling compound over sound sub floor and supply and lay Altro safety flooring to above areas;
Stage and approach & sound engineer podium desk - Stronghold 30 in Abyss
Bar serveries - Classic 25 in Walnut
Main bar - Middle area - Classic 25 in Walnut
Overflow area -
Stage apron - Stronghold 30 in Abyss
Band area WC & shower - Classic 25 in Truffle

- l Allow to replace nosings to steps down to dance floor with new as Manufactured by Gradus of similar approved, finished in aluminium with white vinyl inserts and with matching screw covers.

- m Allow to take up loose and damaged floor tiles to Ladies WC door threshold and lay Tiles removed from Gents WC floor. Grout with waterproof cement render flush.

	<p><u>MAIN BAR AREAS CONTINUED</u></p> <p>n To cracked/open/loose surfaces to concrete beer delivery 'run' allow to break out back to stable concrete, prepare and lay FOSROC Expocrete EC3 concrete repair system, steel trowelled flush and smooth with adjoining surfaces.</p> <p>o Allow to remove all existing timber skirtings to main bar area & dance floor areas only Supply & install new Ex 150 x 25 Torus pattern hardwood skirtings to each area, prime & leave ready for decorations described else where</p> <p>p To Greenland road fire exit stairs (Off main dance floor) allow to replace all nosings with new, securely fixed to concrete steps</p> <p>q Allow to take out all mesh grilles to dad panelling & supply & install new to natural metal finish</p> <p><u>STAFF ACCOMMODATION & TOP FLOOR LANDING</u></p> <p>r Allow to lift up & dispose of all carpet tiles, supply & lay new contract quality carpet tiles in Blue to match existing</p>				
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SECTION THREE
INTERNAL DECORATIONS

3.0	<u>GENERAL ITEMS</u>				
3.1	All works described are the final finishes to fully prepared wall, ceiling & previously painted / stained timber & metalwork & deemed to include all filling, making up of levels / joint changes to differing finishes etc and all other standard decoration preparations.				
3.2	All paint to be Dulux or Johnstone's mixed equivalent to Farrow & Ball paint references and care to be taken in ensuring an exact match to those references.				
3.3	Decorations in Main Club area only plus staircases described. No decoration works required in Band Changing areas, rear storage areas, Ladies WC or Cellar areas				
3.4	<u>EXISTING PUBLIC ACCESS STAIRCASE 2 NO (LILAC & BLUE) TO INCLUDE CASH KIOSK AT MAIN ENTRANCE</u>				
a	Prepare and paint all previously painted panelling to walls and all existing stained and varnished panelling, 1 No coat of aluminium primer and 2 No finishing coats of Dulux Trade Diamond quick drying Eggshell to specified colour from the Heritage Range palette.				
b	Prepare and paint all previously painted plastered walls 1 No mist coat and 2 No finishing coats to Dulux Trade Diamond quick drying Eggshell as described previously				
c	Prepare and paint ceilings 2 No coats of Dulux Diamond Matt Emulsion to specified colours.				
d	Allow to sand down existing handrails, clean down and seal with 2 No coats of Manns Bar Top laquer, sanded down with fine paper between coats to finish.				
e	To final exit doors and lower landing doors, allow to prepare and revive with 2 No coats of polyurethane quick drying varnish				
3.5	<u>GENTS W.C. & LOBBIES</u>				
a	Seal over new plastered ceilings etc, paint 1 No mist coat and 2 No finishing coats of emulsion to existing shade & finish used elsewhere within completed WC's				
b	Prepare and paint new woodwork and door faces 1 No primer and 2 No coats of High Gloss to existing shade				
3.6	<u>2 NO FIRE EXITS TO GREENLAND ROAD</u>				
a	Prepare and paint walls 1 No mist coat and 2 No further coats of Dulux Trade Diamond Matt emulsion to Brilliant White finish,				
3.7	<u>MAIN BAR AREAS</u>				
a	Allow to strip off back to original timber, chemically clean down surfaces and allow for additional labours in removing ingrained stains, glass rings etc:- Bar and backfitting tops including front mouldings to both Main Bar & secondary Bar (Dance floor) All Drinks shelves throughout, various sizes Cappings to dado and other panelling Handrails to steps and Balustrading around dance floor.				
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MAIN BAR AREAS CONTINUED

- b To all of the above, allow to apply 2No coats of Manns Bar Top Lacquer, to MATT finish. No stain to colour timber required. Additionally, allow a further 2No coats to Bar and Backfitting tops, lightly sanded between coats.

3.8 WALLS

- a Allow to protect existing graffiti mural off main Bar area throughout works ABOVE dado only, existing artwork below dado to be painted over, including dado rail.
- b Prepare all walls above dado panelling etc., and paint 2 No coats of Dulux Trade Diamond Eggshell paint to specified colour(s)
- c To all previously stained & varnished dado panelling, rails, claddings, 1 No coat of aluminium primer and 2No Finishing coats of Dulux Trade Diamond quick drying Eggshell to specified colour from the Heritage range.

3.9 JOINERY ITEMS

- a Ditto above item to existing Main Bar and Secondary Bar fronts.
- b To all previously stained timber surfaces to Main and Secondary Bar Backfittings, including all shelves, shelf lippings, end panels, cladding panels etc. Allow to clean down with suitable chemical cleaner, lightly sand down and revive with 2No coats of polyurethane varnish to satin finish.
- c Ditto above to Bar over bars and support posts.

3.10 CEILINGS

- a Prepare and paint ceilings throughout club area 2No coats of Dulux Trade Diamond Matt emulsion, colour(s) to be specified. To include cornices, beam casings etc.
- b Allow to mask over/ cover ceiling fixture and fittings / lightfittings/ detectors etc. above Dance Floor. Prepare and paint by spray finish to Dulux Trade Diamond Matt emulsion to Black finish

3.11 Metalwork

- a Clean down metal balustrading to above Dance Floor, to steps etc. Prepare and paint to Dulux Trade Diamond Eggshell to colour to be specified.

3.12 NEW TIMBER/MDF CLADDING ETC

- a Prepare, prime and paint 2No coats of Dulux Trade Diamond Eggshell to colour to be advised.

3.13 STRUCTURAL COLUMNS

- a Allow to strip off existing painted finish back to rubberised cladding material. Prime with suitable Acrylic primer and paint 2 No coats of Dulux Trade Eggshell to colour to be advised.

3.14	<p><u>PREVIOUSLY STAINED DOORS & GLAZED BAR SCREENS</u></p> <p>a To all previously stained doors, frames etc., throughout, allow to clean down with suitable chemical cleaner, lightly sand down & apply 1 No coat of aluminium primer, paint 2 No finishing coats of Dulux Trade Diamond Egg Shell</p> <p>b Allow for removal of all existing door hardware and furniture prior to works and for deep cleaning all before re-fixing after redecorations.</p>				
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Bill No.3
Carried Forward to Summary

SECTION FOUR

EXTERNAL WORKS & DECORATIONS

4.0	<u>EXTERNAL WORKS & DECORATIONS</u>				
4.1	<u>SCAFFOLDING</u>				
a	<p>Allow to erect a fully tied & sheeted scaffolding to front elevation, part return elevation within Greenland Road, to main frontage in Camden High Street and to full elevation including all retail units within Camden Road.</p> <p>See Plan No 2986/02 for extent</p>				
b	Allow for scaffold first lift to be fully alarmed.				
c	<p>Adequate allowance within design to maintain clear and unobstructed access to;</p> <p>The Worlds End Pub entrances & designated Fire Exits, delivery doors</p> <p>All retail frontages and entrances</p> <p>All residential entrances and designated fire exits</p> <p>Pedestrian crossings and traffic light posts</p> <p>Public phone 'boxes'</p>				
d	Ensure compliance with the London Borough of Camden regulations for Scaffolding design criteria with regards to Public access and safety, dust nuisance, waste disposal, illumination, pavement surface protection, identification and cladding of lower standards etc.				
e	Scaffolding 'lifts' to be designed to allow safe and easy working in all areas of work, all windows and window surrounds etc., roof parapets, rendered bands and architectural detailing.				
f	Scaffolding within Camden Road to provide access to top level of the Mansard Roof and unobstructed access to sash windows.				
f	<p>Additionally, allow for 2 independent towers/access towers around 2 No chimney stacks above Worlds End Pub/main roof to access all sides and up to pots.</p> <p>Locations shown on Plan No 2986/01</p>				
g	Allow to erect independent scaffold tower with access to roof level within Greenland Road to provide access to Roof Gable which requires structural repair and as shown identified on Plan No 2986/23				
h	Access over rear wells for ground floor decorations to windows				
4.2	<u>ROOF WORKS</u>				
a	Hack off and re render shallow parapet above worlds end pub to all elevations, synthaprufe and paint to front & rear faces of parapet				
b	<p>Allow to gain safe access to brick end wall gable to domestic dwelling 3A in Greenland Road, shown on plan No 2986/23</p> <p>Allow to carry out remedial works & new structural strapping etc as structural engineers details</p> <p>Allow to remove part of the existing slated roof covering to expose & install galvansed steel straps @ 1000 centres to left hand side parapet to right hand side parapet, allow to remove slated etc & remove all brick work to a sound area below vertical cracking & rebuild parapet with salvaged bricks, supplemented with new stocks as required</p>				
c	Allow to reinstate all ceiling & wall plaster complete with new decorations with the bathroom, kitchen & living room of Flat 3A				
d	Allow to strip up existing felt covering to staff W.C. roof, complete with all decking material etc, lay new decking & firrings to fall as existing & lay over 3 layer felt roof coverings				
Collection Page					

ROOF WORKS CONTINUED

- e Allow to replace ceiling in staff W.C. to skim plaster finish, prepare walls & redecorate throughout
- f Ditto repair water ingress damage to rear staff bedroom to walls & ceilings & following removal of plaster for installation of galvanised steel struts, as engineer details
Allow for redecorations of bedroom walls & ceilings
- g Chimney over Worlds End pub, allow to gain & provide safe working access
Carefully take down to existing roof level, setting a side pots & brick work for reuse, rebuild as engineers details & to existing design back to existing level, supplementing with new reclaimed stock bricks as required
Reset existing pots within new cement flashing, replace lead flashings as required with new Code 4 lead work
- h Allow to gain safe access to return slated pitch off walkway to roof above Bayham Street dwellings remove all lichen/moss growth between slates
Clear out gutters & down pipes

4.3 BAYHAM STREET - STREET LEVEL

- a Allow to clear out all rubbish etc from light wells between private dwellings No 145 & 147
Lift out Acco drainage channel covers & remove silt etc
- b Allow to provide safe access from within lightwells to ground floor windows of No 145 & 147
Prepare & paint all sash windows 2 No coats of oil paint to matching Grey shade used for upper storey windows
- c Prepare & redecorate cills to above windows 2 No coats of Stone paint to match shade used for upper storey windows
- d Ensure all sash windows redecorated open & operate correctly on completion
- e Allow to rake out all loose cement mortar to brick work either side of left hand window to No 145 & repoint with new, down to rendered band level
- f Allow to repoint open joints to brick lintels above left hand window & entrance door to No 145
- g Allow to prepare & paint decorative metal railings around light wells & entrances to dwellings, 2 No coats of oil paint to black gloss finish
- h Allow to prepare & redecorate entrance area to Bayham Street flats to existing colour scheme, to include 3 No doors & 1 No window, complete with pillaster between lintel
- i Allow to remove over flow hose above Bayham Street flats entrance door & make good prior to redecorations
- j Allow to remove old/redundant large junction box above Bayham Street flats entrance & make good old fixing points
- k Allow to take off & replace warped entrance door to Bayham Street flats with new hardwood door to same patterns etc
Allow to disconnect & remove existing electronic locking mechanism & to replace on completion of installation

BAYHAM STREET - STREET LEVEL CONTINUED

- I Prime door & paint 3 No coats of oil paint to existing shade & refit all ironmongery

4.4 UPPER FLOOR REPAIRS & DECORATIONS

This refers to all previously painted stone work, render, wood work & metal work above ground floor level

- a Allow to remove & dispose of all pigeon spikes & wires etc to window cills, ledges, embellishments etc
Reinstall new on completion of decorations on new fixings gel, screw fixings etc, to all existing areas & areas previously missed
- b Allow to chemically clean/wash down all existing decorative stone work around the property
- c Prepare & paint all previously painted surfaces to new colour scheme as used on Bayham Street & Greenland Road elevation
- d Allow to access externally & internally all window locations within Worlds end demise & to all provaye dwellings, fully over haul all double hung sash or casement windows so as to operate correctly on completion of decorations
Renew cords, window locks etc all as required
- e Allow to remove all lichien from mansard roof slates & all other vegetation at high level
- f Allow to rake out approximately 10m² of loose/defective pointing as identified from scaffold inspection & to repoint with new cement mortar
Colour to match in that location
- g Allow to prepare & repaint 4 No existing sash windows to end of Worlds End frontage, in Greenland Road where previously decorated to new colour scheme
- h Ditto above to window surrounds, cills & ornate head details
- i Allow to carry out approximately 2m² of rendered stucco/stone work repairs to window surrounds, rails, cornices etc, as identified on site from scaffolding
- j Allow to paint over in matching shades all areas of walls that have been graffitied

Bill No.4
Carried Forward to Summary

SECTION FIVE

PC & PROVISIONAL SUMS

9.0	<u>PC & PROVISIONAL SUMS</u>				
	Allow the following PC Sums for clients named specialist contractors and suppliers who will be ordered & paid direct through client. Please allow for management, BWIC attendances etc				
9.1	Mechanical & Electrical contractor Add			4500	00
9.2	Decorative light fittings & lamps for Under World Club Add handling, secure storage			1500	00
9.3	Fascia letters to Worlds End - Repaint existing & replace 2 missing			1500	00
	<u>PROVISIONAL SUMS</u>				
	Allow the following Provisional Sums for the items yet to be detailed and agreed;				
9.4	Additional Structural works / steelwork			2000	00
9.5	Drainage repairs & remedials			500	00
9.6	Additional works to roofs & chimneys			2000	00
9.7	High level brickwork, pointing rendering repairs uncovered.			2000	00
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SECTION SIX

**GENERAL SUMMARY
FORM OF TENDER
DECLARATION OF NON COLLISION
INSURANCE DECLARATION**

		<u>GENERAL SUMMARY</u>				
		Drawing schedule				
		Section 11.9				
		Section 22.5				
		Section 33.3				
		Section 44.3				
		Section 55.1				
		Section 6	General Summary Form of Tender Declaration of Non Collusion Insurance Declaration			

FORM OF TENDER

AT: 174 Camden High Street, London, NW1 0NE

FOR: Glendola Leisure, 364 High Street, Harlington, Middlesex, UB3 5LF

CONTRACTOR:

ALTERNATIVE TENDER 'A'

CONTRACTORS ARE INVITED TO OFFER ALTERNATIVE TENDER BASED UPON A CONTRACT PERIOD VARYING THAT STATED IN THE TENDER DOCUMENTS

We hereby offer and undertake to execute and complete the whole of the works in strict accordance with the Drawings, Specification and Conditions of Contract and to the reasonable satisfaction of the Architect/Contract Administrator for the fixed sum of:

£

and in the event of this Tender being accepted we undertake to execute a Contract to complete the works within weeks

from the date for possession having taken due account of all things necessary (Including extra labour costs) to complete within this time

This Tender does not include Value Added Tax

I/We agree that, should obvious errors in pricing, or errors in arithmetic be discovered before acceptance of this offer in the priced by me/us, these errors will be dealt with in accordance with alternative 2 contained in Section 6 of the code of procedure for Single Selective Tendering January 1996

This Tender is to be returned not later than 12 Noon on the 8th January 2016 and shall remain open for acceptable for a period of 6 weeks from this date

Complete the following as necessary if amendment letters are dispatched:

Contractors Name
Address

(Print)

Signature of Contractor

Print Name

Date

Telephone Number

Witness

Print Name

Address

Note: No other correspondence is to be issued elsewhere

Fax returns are not accepted

Tenders received after the due date will be returned unopened

DECLARATION OF NON-COLLUSION

The essence of selective tendering is that the Employer shall receive bonafide competitive Tenders from all firms tendering. In recognition of this principle, we certify that this is a Bonafide tender, intended to be competitive and that we have not fixed or adjusted the amount of the tender by or in accordance with any agreements with any other person

We also clarify that we have not and we undertake that we will not at any time before the returnable date of the tender

Communicate to any person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure is necessary to obtain insurance premium quotations required for the preparation of the tender

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

Offer or pay or agree to pay or give any sum of money or valuable consideration 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 said work any act or thing of the sort described above

In this certificate the work 'person' includes any person and anybody association, corporate or in un-incorporate and 'any agreement or arrangement includes any such transaction formed or informed, and whether legally binding or not

Signed:

Date

INSURANCE DECLARATION BY TENDERER

Note: The Tenderer is referred to Clause 6 of the Conditions of Contract 'Injury', Damage and Insurance

Accordingly, we hereby declare that:

We have a current Insurance Policy in accordance with the said Insurance Clause

The Insurer is:

The Policy Number is:

The Date of Expiry is:

We shall maintain the above Insurance's for the duration of the Contract and shall produce the Policies and premium receipts for inspection as may be required

Signed:

Date:

For and on behalf of: