



**CHARLES WELLS PUB COMPANY**

**THE SOMERS TOWN COFFEE HOUSE**

60 CHALTON STREET, LONDON NW1 1HS

**REINSTATEMENT OF  
FIRE-DAMAGED PREMISES**

**SCHEDULE OF WORKS  
AND  
FORM OF TENDER**

October 2018

## PRELIMINARIES

A	<b><u>TENDERING AND PRICING</u></b>	
	<b><u>Generally</u></b>	
A.01	The tendering Contractor is required to fully comply with all Preliminaries, Preambles, Specification/Schedule of Works including all matters referred to therein.	
A.02	Tendering procedure will be strictly in accordance with the 'Code of Procedure for Single stage Selective Tendering 1997'.	
A.03	The Employer does not bind himself to accept the lowest or any tender received or to refund any monies incurred in tendering.	
A.04	The Employer does not bind himself to accept the lowest or any tender, nor will he be responsible for any costs incurred in the preparation of any tender. The Employer reserves the right to proceed with the whole or any part of the works. No allowance will be made for loss of profit or discounts on any work omitted.	
A.05	The tendering Contractor should allow for all works described within this document or indicated within the drawings and for any works that can be reasonably inferred as being necessary for the complete and proper execution of the works.	
A.06	The tendering Contractor is to notify the Contract Administrator of any discrepancy between tender drawings and this Specification/Schedule of Works during the tender period.	
A.07	The content of this document should not be altered or amended in any way. All items should be fully and individually priced. Any items not priced shall be deemed to be included.	
A.08	The tendering contractor shall <u>exclude</u> from his tender figure all charges in connection with Value Added Tax. All costs incurred in connection with Value Added Tax will be met by the Employer in accordance with the conditions of contract applicable.	
	<b><u>The Drawings</u></b>	
A.09	Structural Engineers drawings: Drawing Nos. 3328.400_P2, 401_P2, 402_P2, 410_P1, 500_P2	

B	<b><u>THE SITE</u></b>	
	<b><u>Access</u></b>	
B.01	The site is situated at The Somers Town Coffee House, 60 Chalton Street, London NW1 1HS.	
B.02	Access to the site will be via the rear entrance to the premises only. The Contractor is to note that there is no access into or through the trading areas on any floor.	
	<b><u>Restrictions</u></b>	
B.03	The contractor shall restrict his activities to the area of the works. He should allow for adequately protecting all services, paths, pavings, landscaping, roads and car parks for the duration of the works. Any damage caused due to lack of protection should be repaired at the Contractor's own expense and to the complete satisfaction of the Employer and Contract Administrator. A Schedule of Condition will be prepared in conjunction with the successful Contractor to record the condition of all surfaces prior to the commencement of the works.	
B.04	The Contractor will be allowed the use of the existing toilet accommodation on the first and second floors only during the contract period. He is to maintain this facility including regular cleaning throughout the contract period. At no time are the public toilet facilities on any floor to be used by the principal/sub-contractors.	
B.05	In the event of existing toilet accommodation being rendered inadequate during the contract period, the Contractor should allow for temporary toilet accommodation for his own use to include for temporary supplies, services and wastes in order to maintain the minimum of facilities.	
	<b><u>Description of the Works</u></b>	
B.06	<p>The works comprise the following:</p> <ul style="list-style-type: none"> <li>• Strip existing fire damaged roof structure as required by structural inadequacy to and including second floor ceiling – see Section 3;</li> <li>• Reconstruct roof structure on a like for like basis to the original configuration – see Section 3;</li> <li>• Strip fire damaged remnants where necessary and reinstate second floor level rooms – see Section 4;</li> <li>• Reinstate consequential damage at first floor level – see Section 5;</li> <li>• Reinstate consequential damage at ground floor level – see Section 6;</li> <li>• Reinstate consequential damage externally – see Section 7</li> </ul>	

	<b><u>Phasing of the Works</u></b>	
B.07	The remainder of the premises outside the working area will remain open for the full duration of the contract.	
B.08	The contractor may program the works to suit his own method of working.	

C	<b><u>FORM OF CONTRACT</u></b>	
C.01	Intermediate Form of Building Contract (IC) 2016 Edition issued by the Joint Contracts Tribunal.	
	<b><u>Schedule of Conditions of Contract</u></b>	
C.02	The Contractor is referred to the full text of the undermentioned clauses (as amended) and is to allow in his Tender for any sums he may consider necessary to meet these requirements and obligations.	
	<b><u>Amendments</u></b>	
C.03	First Recital: <ul style="list-style-type: none"> <li>delete the words “Bills of Quantity” and “or a specification”.</li> </ul>	
C.04	Second Recital; <ul style="list-style-type: none"> <li>Add drawing numbers as indicated in Appendix A.</li> </ul>	
C.05	Third Recital: <ul style="list-style-type: none"> <li>Delete the words, “The Bills of Quantities” and “the Specification”</li> </ul>	
C.06	Fourth Recital: <ul style="list-style-type: none"> <li>Delete the words, “Bills of Quantity”, “specification”</li> <li>Alternative ‘A’ applies</li> <li>Delete ‘B’</li> </ul>	
C.07	Sixth Recital: <ul style="list-style-type: none"> <li>Delete this clause</li> </ul>	
C.08	Eighth Recital; <ul style="list-style-type: none"> <li>Delete this clause</li> </ul>	
C.09	Ninth recital: <ul style="list-style-type: none"> <li>Delete this clause</li> </ul>	
C.10	Article Three: <ul style="list-style-type: none"> <li>The Contract Administrator shall mean: BHA Consulting Ltd. 30 Connaught Road Attleborough Norfolk NR17 2BW</li> </ul>	
C.11	Article Four: <ul style="list-style-type: none"> <li>The Quantity Surveyor shall mean: N/A</li> </ul>	

C.12	<p>Article Five:</p> <ul style="list-style-type: none"> <li>The Principal Designer shall mean: BHA Consulting Ltd. 30 Connaught Road Attleborough Norfolk NR17 2BW</li> </ul>	
C.13	<p>Fifth Recital and Clause 4.5:</p> <ul style="list-style-type: none"> <li>The Employer is not a “Contractor”</li> </ul>	
C.14	<p>Seventh Recital:</p> <ul style="list-style-type: none"> <li>The project is “notifiable”</li> </ul>	
C.15	<p>Tenth Recital and Schedule 5:</p> <ul style="list-style-type: none"> <li>Collaborative working – paragraph 1 applies</li> <li>Health and Safety – paragraph 2 applies</li> <li>Cost saving and value improvement – paragraph 3 applies</li> <li>Sustainable development – paragraph 4 applies;</li> <li>Performance indicator – paragraph 5 does not apply;</li> <li>Notification of disputes – paragraph 6 does not apply</li> </ul>	
C.16	<p>Article Eight:</p> <p>Arbitration – Article 8 and Clause 9.3-9.8 do not apply</p>	
C.17	<p>1.7 – Address for the service of Notices:</p> <ul style="list-style-type: none"> <li>Employer: Charles Wells Ltd. The Brewery Havelock Street Bedford MK40 4LU</li> </ul>	
C.18	<p>2.4 – Date of Possession</p> <ul style="list-style-type: none"> <li>TBC</li> </ul>	
C.19	<p>2.5 – Deferment of Possession</p> <ul style="list-style-type: none"> <li>Clause 2.5 does not apply</li> </ul>	
C.20	<p>2.23.2 – Liquidated damages</p> <ul style="list-style-type: none"> <li>At the rate of £5000 per week or part thereof</li> </ul>	
C.21	<p>2.30 – Rectification period</p> <ul style="list-style-type: none"> <li>Six months</li> </ul>	
C.22	<p>4.6 – Advance payment</p> <ul style="list-style-type: none"> <li>Clause 4.6 does not apply</li> </ul>	
C.23	<p>4.6 – Advance payment Bond</p> <ul style="list-style-type: none"> <li>Advance Payment Bond is not required</li> </ul>	

C.24	4.7.1 – Interim Payments <ul style="list-style-type: none"> <li>• The first due date is two weeks after the date of possession</li> </ul>	
C.25	4.8.1 – Interim Payment <ul style="list-style-type: none"> <li>• Before PC – 95%</li> <li>• After PC – 97.5%</li> </ul>	
C.26C	4.9.4 – Listed items <ul style="list-style-type: none"> <li>• Delete clause</li> </ul>	
C.27	4.9.5 – Listed items <ul style="list-style-type: none"> <li>• Delete clause</li> </ul>	
C.28	4.15 – Contribution levy and tax fluctuations <ul style="list-style-type: none"> <li>• Delete clause</li> </ul>	
C.29	6.4.1.2 – Contractors insurance <ul style="list-style-type: none"> <li>• £5,000,000</li> </ul>	
C.30	6.5.1 – Insurance – liability of the Employer <ul style="list-style-type: none"> <li>• Insurance may be required - £5,000,000</li> </ul>	
C.31	6.7 and Schedule 1 – Insurance of the works <ul style="list-style-type: none"> <li>• Schedule 1 – Option C applies</li> </ul>	
C.32	6.7 – Percentage to cover professional fees <ul style="list-style-type: none"> <li>• 15%</li> </ul>	
C.33	6.10 – Terrorism cover <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
C.34	6.15 – Joint Fire Code <ul style="list-style-type: none"> <li>• The joint fire code applies</li> </ul>	
C.35	6.15 – Amendments <ul style="list-style-type: none"> <li>• Costs shall be borne by the Contractor</li> </ul>	
C.36	8.9.2 – Period of suspension <ul style="list-style-type: none"> <li>• Two months</li> </ul>	
C.37	8.11.1.1 – Period of suspension <ul style="list-style-type: none"> <li>• Two months</li> </ul>	
C.38	9.2.1 – Adjudication <ul style="list-style-type: none"> <li>• The adjudicator is The Royal Institution of Chartered Surveyors</li> </ul>	
C.39	9.4.1 – Arbitration <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

D	<b><u>DEFECTS DURING CONTRACT PERIOD</u></b>	
D.01	The Contractor is required to keep on site a “snagging Book” in which snagging items will be recorded following each site meeting in conjunction with the Contract Administrator.	
D.02	The Contractor is required to make good all snagging items so recorded prior to the next site meeting and the making good of these items will be checked by the Contract Administrator at this meeting.	
D.03	The Contractor is specifically required to ensure that these snagging items do not remain unrectified until the end of the project.	

E	<b><u>PRACTICAL COMPLETION AND DEFECTS LIABILITY</u></b>	
E.01	The Contractor will be required to agree a “snagging list” in conjunction with the Contract Administrator on the Date of Completion. The Contractor is to fully complete items listed within 7 days (including Saturday and Sunday) of the Date for Completion.	
E.02	If the Contractor fails to comply with the above the Employer reserves the right to employ a third party to satisfactorily complete the works. This will not relieve the Contractor of any or all of his Contractual responsibilities and/or obligations. The cost of this rectification works, will be deducted from the Contractor’s Final Account.	
E.03	The Foreman in charge of this project will be expected to generally co-ordinate matters of snagging etc. during the 7 days.	
E.04	The Employer may at any time during the 6 months ask the Contractor to carry out repairs or replace items that are defective, at his own cost.	

F	<b><u>DEFECTS LIABILITY PERIOD</u></b>	
F.01	Due to the nature of the business carried out by the Employer, it is important that any defects that occur are attended to without delay. Consequently, the following periods allowed for making good defects will be applied by the Employer depending upon the severity of the defects:	
F.02	<ul style="list-style-type: none"> <li>i) Very urgent defects are to be made good with 24 hours of receipt of notification;</li> <li>ii) Urgent defects are to be made good within 3 days of receipt of notification;</li> <li>iii) Routine defects are to be made good within one week of receipt of notification</li> </ul>	
F.03	Should the Contractor fail to rectify the defects within these periods the Employer may instruct a selected contractor to do so and the cost be deducted from such monies due to the Contractor.	
F.04	The Contractor will be held liable at the end of the maintenance period for making good decorations where affected by the drying out of the building and should allow either here or in the rates for the cost of carrying out this work.	
F.05	The Contractor will be required to agree a “defects list” in conjunction with the Contract Administrator six months after the Date for Completion. The Contractor is to fully complete the items listed within 14 days (including Saturday and Sunday). Works in the trading areas will be required to be executed out of hours.	

G	<b><u>SPECIAL REQUIREMENTS</u></b>	
G.01	The Contractor should note that certain works within the project are to be employed and paid directly by the Employer. These services and supplies are detailed within the Directly Employed Contractors Section to be found at the rear of this Specification.	
G.02	The Contractor shall allow to the Employer's workmen access to the site, and provide spaces for storage of materials, plant, machinery and equipment. The Contractor shall also allow to the Employer Beneficial Occupation of those parts of the buildings required by his workmen and compliance with this condition shall not be construed as Sectional Completion.	

H	<b><u>OBLIGATIONS AND PROCEDURES</u></b>	
	<b><u>Health and Safety</u></b>	
H.01	Comply with current enactments and working rules related to safety, health and welfare of workpeople, Construction (Design and Management) Regulations 1994, the Construction (Health, Safety and Welfare) Regulations 1996, CDM Regulations 2015 and all statutory requirements to the appropriate Police and Local Authorities and comply with all regulations, direction and instructions.	
H.02	The Contractor will be the Principal Contractor under the terms of the CDM Regulations.	
H.03	It is the responsibility of the Principal Contractor to ensure the following:-	
H.04	<ol style="list-style-type: none"> <li>1. Adequate Health &amp; Safety arrangements are provided;</li> <li>2. Adequate staff are provided for the type of work being undertaken;</li> <li>3. Adequate training is provided to all site operatives;</li> <li>4. Induction training is provided to all site operatives, staff, site visitors and other personnel;</li> <li>5. Adequate provision of welfare facilities are provided and maintained;</li> <li>6. Adequate fire detection, fire escape and emergency routes are provided and maintained;</li> <li>7. The Construction Stage Health and Safety Plan is provided, updated and fully implemented;</li> <li>8. The Health and Safety file is prepared and <b><u>2 No copies</u></b> handed to the CDM Co-ordinator within <b><u>4 weeks</u></b> of handover of the project.</li> </ol>	
H.05	Provide all necessary protective clothing, headgear etc for all employees and other visitors to site.	
H.06	The Contractor must ensure that all workpeople engaged on site, including his own and sub-contractors, comply in all respect with the requirements of the 1969 Asbestos Regulations and their associated Approved Code of practice and Guidance Notes. "Working with Asbestos Insulation and Asbestos Coating" when working with Asbestos.	
H.07	The Contractor should take all necessary safety precautions when handling, storing or using compressed gasses.	

	<b><u>Administration Procedures</u></b>	
H.08	The Contractor should prepare in an approved form a programme for the works including the work of direct and all other sub-contractors. A draft programme will be required to be presented at the pre-start site meeting or not more than 7 working days prior to commencement on site whichever is the earliest. The Programme must be approved by the Contract Administrator prior to work commencing on site.	
	<b><u>Generally</u></b>	
H.09	Provide all day and night lighting, watching, fuel, including all barriers, notices, temporary fencing and labour for the purpose of watching and lighting. Allow for night watchmen if considered necessary.	
H.10	The Contractor should take all necessary steps in preventing damage to any existing furniture, fittings or apparatus left in existing property. Move as necessary to enable the works to be executed, cover and protect as necessary and replace in original positions. Any damage caused by the works will be replaced at the Contractor's expense.	
H.11	Adequately safeguard the site, products, materials, plant and the works and any existing buildings affected by the works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the works and adjoining property.	
H.12	Accept full responsibility for the stability and structural integrity of the works during the contract and support as necessary. Prevent overloading. Details of design loads may be obtained from the Structural Engineer.	
H.13	Cutting for services to be the minimum necessary and prior approval of the Contract Administrator must be obtained before construction is commenced.	
H.14	Concealed services are to be allowed for where possible, but adequate access for maintenance is to be provided. All services to be clearly marked and located.	
H.15	The Contractor is responsible for informing the Contract Administrator when overall setting out is complete and before commencing construction.	
H.16	Use all reasonable and approved building aids and methods to prevent or minimise delays during the cold and inclement weather. Adequately protect the works from damage by inclement weather.	
H.17	Provide adequate facilities for regular site meetings, including provision of tables, chairs etc.	

J	<b><u>MEASUREMENTS AND VARIATIONS</u></b>	
J.01	If the Contractor wishes to be present at the time of variation measurement, he must include for his own costs incurred. No variations are to be carried out without authorisation of the Contract Administrator. All variations must be confirmed in writing. No allowance will be made for loss of profit on any work omitted from this contract.	
J.02	Daywork Vouchers must be signed by the site agent and foreman in charge as evidence that the time and materials shown are correct before being delivered to the Contract Administrator for verification and signature. Such signature does not bind the Contract Administrator to value this work as daywork.	
J.03	The Contractor should give reasonable notice of his intention to cover up work requiring measurement. Any work covered without such notice shall be uncovered to permit measurement and reinstated at the Contractor's expense.	

K	<b><u>LABOUR AND PLANT</u></b>	
K.01	Provide all plant, tools and vehicles for the erection of the works.	
K.02	Provide all transport for workpeople.	
K.03	Provide for all disbursements arising from the employment of workpeople.	
K.04	There should be a competent and experienced foreman on site at all times.	

L	<b><u>PC AND PROVISIONAL SUMS</u></b>	
L.01	<p>The term General Attendance shall mean provide general attendance upon sub-contractors and comprising:</p> <ol style="list-style-type: none"> <li>1. Use of Contractors standing scaffolding;</li> <li>2. Use of messrooms, sanitary accommodation and welfare facilities;</li> <li>3. Space for office accommodation and storage of plant and materials;</li> <li>4. Light and water;</li> <li>5. Obtain, check and submit for approval all sub-contractors and supplier builders work detail, including shop drawings.</li> </ol>	

M	<b><u>TEMPORARY WORKS</u></b>	
	<b><u>Electrical:</u></b>	
M.01	The Contractor will be allowed the use of the existing electrical services available on site. He must make his own arrangements for distribution about the site.	
M.02	Provide all necessary temporary lighting both internally and externally for the duration of the works.	
M.03	Meter readings will be taken at the commencement and completion of the works and the Contractor will be charged for electricity used.	
M.04	Comply with all current enactments, IEE regulations and safety codes.	
	<b><u>Water:</u></b>	
M.05	Provide clean water for the works and make all necessary arrangements for storage and distribution about the site.	
M.06	Comply with all current enactments and safety regulations.	
	<b><u>Accommodation:</u></b>	
M.07	Provide all necessary sheds, stores, office accommodation, messrooms and other temporary buildings. Pay all rates and other charges levied against such buildings.	
M.08	The Contractor may use parts of the existing building for temporary accommodation only after prior written agreement from the Contract Administrator.	
	<b><u>Name Board:</u></b>	
M.09	Provide a temporary notice board, overall size 2400mm x 1200mm sign written with the name of the Employer and title of the project. Allow a space for the Consultants boards and Contractors boards.	
	<b><u>Work at Completion:</u></b>	
M.10	Make good all damage consequent to the carrying out of the works.	
M.11	Allow for "builders clean" internally and externally to include for removing all debris, sweeping clean, cleaning all splashes, deposits and efflorescence.	
M.12	Ease and adjust all moving parts and leave in good working order.	

M.14	Provide technical and operational manuals including cleaning instructions to the House Manager prior to completion of the works.	
M.15	Make arrangements for access including a reasonable notice period in order to make good defects.	

# PREAMBLE

**0.0**

## **INTRODUCTION**

0.1

### **Background**

The subject premises comprise a public house which extends over four stories including a basement function room, ground floor level bar and dining area, first floor level kitchen, private dining and function rooms and second floor level staff accommodation.

The building incurred significant fire damage in June 2018 which resulted in severe damage to the roof structure and second floor areas and superficial damage to lower levels. The superficial damage has been largely remediated and the premises are now trading again as far as is possible given the restricted accommodation available.

This contract is for remedial works to reinstate the severe fire damage principally at second floor level and in the roof structure.

0.2

### **Current Position**

The premises are currently operation at basement, ground floor and partially at first floor levels following restoration works to eradicate smoke and water related damage. These sections of the premises will remain operational and trading throughout the period of the reinstatement contract described herein.

A scaffold has been erected around the building already, including the provision of a 'tin hat' roof and wrapping to provide weather protection. The contractor will need to satisfy themselves of the adequacy of the scaffold as a working platform, rather than merely an access platform, if required, and will be deemed to have allowed in their price for any additional or supplementary works to the scaffold that they consider necessary for their requirements.

The second-floor accommodation has been largely cleared of debris although some remains. The roof structure has not been cleared and this debris and that arising from the further demolition works described below will require removal from site.

0.3	<p><b>Constraints</b></p> <p>It is vitally important to understand there are a number of significant constraints to operating at these premises given their location and the surrounding neighbourhood. These include:</p> <ul style="list-style-type: none"> <li>i) The premises are Grade 2 Listed;</li> <li>ii) The premises are located within a Conservation Area;</li> <li>iii) No vehicle parking is available in Chalton Street which runs to the front of the premises;</li> <li>iv) Chalton Street is closed to vehicular traffic on various days of the week (Wednesdays to Fridays between 10:30 and 15:30) to facilitate a street market. We understand Fridays are the most restrictive days;</li> <li>v) The area to the rear of the premises falls within the curtilage of Levita House, residential flats in the ownership of the London Borough of Camden. As such, there is no permission for vehicular access into the courtyard nor is space available for material storage or vehicle parking.</li> <li>vi) The premises are in a residential area and will remain operational throughout the course of the proposed remedial works. Working hours will therefore be restricted to the hours of 08:00-17:00 Monday to Friday and 08:00-12:00 noon on Saturdays. NO Sunday working will be permitted.</li> </ul> <p>Given the above constraints, the Contractor will be deemed to have allowed for negotiation of relaxation of parking restrictions with LB Camden or made whatever alternative arrangements they feel necessary.</p> <p>Given the restrictions on material storage, the Contractor shall allow for all items 'to be set aside for re-use' to be removed from site to a secure off-site storage facility and brought back to site when required for re-fitting. Similarly, the Contractor shall allow for materials and supplies to be delivered to site on the day they are required insofar as is reasonably possible.</p> <p>If relaxation of any or all of the above constraints can be arranged prior to the commencement of works, the Contract Sum will be renegotiated accordingly.</p>	
0.4	<p><b>Adequacy of Tender</b></p> <p>The Contractor will be deemed to have visited the premises and familiarised themselves with the working environment, constraints, restrictions, etc. and allowed for all such associated costs within their Tender. No claim for additional monies will be considered for failure to consider known constraints and restrictions applicable to the execution of the works.</p>	

0.5	<p data-bbox="357 197 778 230"><b>Timing and Duration of the Works</b></p> <p data-bbox="357 271 1232 371">At the Insurers request and in order to minimise loss of business over the busy Christmas and New Year period, the site will not be available until Wednesday 2 January 2019.</p> <p data-bbox="357 412 1232 584">The Contractor is to propose a cost-effective duration for the works by demonstrating that the works are expedited to minimise preliminary item costs, notably scaffolding hire, etc., together with business interruption, whilst remaining economical by avoiding the need to over-resource the project to achieve an unnecessarily short contract period.</p>	
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## REINSTATEMENT WORKS

Item No.	Description	Price (£)
<b>1.0</b>	<b><u>PRELIMINARY ITEMS</u></b>	
	<i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items:</i>	
1.01	Mobilisation at the commencement of the contract and demobilisation on completion of the remedial works.	
1.02	Site office accommodation and welfare facilities as required together with provision for the safe and secure storage of plant and materials on site with due recognition of the constraints outlined in the Introduction.	
1.03	Supervisory staff on site and all necessary overheads, management and other off-site costs.	
1.04	Compliance with statutory and other obligatory Health and Safety requirements to enable the works to be executed in a safe and workmanlike manner whilst avoiding risk to those engaged in the works, customers and staff continuing to use the premises and passers by outside the site.	
1.05	Off-site traffic and pedestrian management insofar as this may be required to ensure the safe implementation of the remedial works.	
1.06	Undertaking a pre-commencement inspection of the premises, including the provision of a comprehensive set of record photographs.	
1.07	Allowance for liaison with the Employer/Contract Administrator (CA)/ Structural Engineer (SE) and other design team members and/or contractors employed directly by the Employer in executing the works.	
1.08	Allowance for liaison with the Local Authority Conservation Officer and Building Control Officer or their appointed representatives.	
1.09	Allowance for any other Preliminary items not covered explicitly above.	
1.10	Room references are as noted on the accompanying floor plans.	
<b>1.00</b>	<b><u>TO COLLECTION – PRELIMINARY ITEMS</u></b>	

Item No.	Description	Price (£)
<b>2.0</b>	<b><u>GENERAL ITEMS</u></b>	
	<i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items:</i>	
2.01	Remove all remaining debris and deleterious matter from the premises and dispose of to a safe and appropriate location off-site prior to the commencement of the remedial works.	
2.02	Allow for the provision of all measures necessary to provide safe and adequate access for operatives, plant and materials to all working areas.	
2.02	Allow for all temporary propping and/or shoring required to execute the remedial works in a safe manner.	
2.03	Allow for all necessary temporary protection measures required to safeguard the condition of the unaffected parts of the building, both inside and outside the immediate working areas.	
2.04	Undertake a full inspection of all mechanical services plant and fixtures in the area of damage by a suitably qualified person and allow for the preparation of an itemised priced schedule of remedial works required either directly or indirectly resulting from the fire. The schedule should include works highlighted in the following area schedules.	
2.05	Undertake a full inspection of all electrical services plant and fixtures in the area of damage by a suitably qualified person and allow for the preparation of an itemised priced schedule of remedial works required either directly or indirectly resulting from the fire. The schedule should include works highlighted in the following area schedules.	
2.06	Allow to undertake all ancillary works, whether explicitly referenced or not, required to execute the works specified in the following sections. For example, decoration works are deemed to include all preparation works to produce an acceptable level of finish.	
2.07	Allow for all works to be carried out in accordance with the Building Regulations and any other relevant regulations and to the satisfaction of the Local Authority Building Control Officer, Conservation Officer or their appointed representatives.	
<b>2.00</b>	<b><u>TO COLLECTION – GENERAL ITEMS</u></b>	

Item No.	Description	Price (£)
<b>3.0</b>	<b><u>ROOF LEVEL WORKS</u></b>	
<i>NOTES</i>	<p><i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items.</i></p> <p><i>Due to the Listed status of the building, all repairs must be executed on manner utilising methods and materials matching or sympathetic to those pre-existing unless specifically noted to the contrary. For example, but not exhaustively, lath and plaster ceilings or wall linings should be similarly reinstated utilising lime-based plaster and render.</i></p>	
3.01	Prior to the commencement of works, the Contractor is to undertake a detailed survey of the existing roof structure, sufficient to allow him to understand the existing form of construction in order to replicate this as far as is reasonably possible in the reinstatement.	
3.02	<p>Provide temporary protection measures at second floor level for use during the course of the roof demolition and reinstatement works, to include, as required:</p> <ul style="list-style-type: none"> <li>• 12mm thick plywood sheeting to all second-floor areas;</li> <li>• Suspended ceiling level catch netting to minimise the risk of materials, debris and tools falling from roof level.</li> </ul> <p>Note these measures are additional to protection and safe access works necessarily required to facilitate the following works.</p>	
3.02	Carefully remove roof tiles where necessary to facilitate the works and set aside for re-use as many as possible subject to review of condition. All broken, fire damaged, soot stained, or age deteriorated tiles are to be disposed of off-site. Salvaged tiles are to be carefully packed and taken off site to a place of secure storage pending return to site for re-use (ref. Clause 0.03)	
3.03	Strip all existing under-boardings, felt, battens, insulation and other such materials as necessary to facilitate the works and dispose of off-site.	
3.04	Strip all existing roof level mechanical and electrical services installations (e.g. central heating pipework, power and lighting wiring, etc.) and dispose of off-site.	
3.05	Strip structural timber elements from the roof structure where these are deemed structurally inadequate or otherwise unserviceable through fire damage in the opinion of the SE - to include rafters, purlins, struts, collars, ridge members, bracings, ceiling joists, binders and wall plates, as required. All timber to be carefully removed and disposed of off-site.	

3.06	Allow to make good areas of supporting brickwork or masonry where this has been damaged, for instance directly by the fire, indirectly as a result of fire-induced movement in the roof structure or as a consequence of the demolition works outlined above. All repairs to be effected in materials and methods matching those pre-existing and surrounding.	
<b>3.07</b>	<b><u>TO COLLECTION – ROOF DEMOLITION AND PREPARATION</u></b>	
3.08	Not used.	
3.09	Reconstruct timber roof structure as required following the removal of fire damaged components in accordance generally and in line with the details shown on accompanying Drawing Nos. 3328.401 and 3328.402 using section sizes and structural arrangements to match those utilised prior to the fire damage. Where appropriate, new timbers should be installed alongside retained existing timbers where this minimises consequential reinstatement works to ceilings, etc.	
3.10	Reinstate mechanical and electrical services installations stripped out in item 3.04 to match those pre-existing including 3 No. pendant light fittings and a switch, together with any additional works required to meet current heating installation and electrical standards.	
3.11	Allow for the provision of floor level insulation as indicated on the above drawings together with the installation of a flooring grade chipboard access walkway to allow a safe means of entry into and through the roof space for maintenance purposes.	
3.12	Provide replacement under-boardings, sarking felt and tiling battens as indicated on the above drawings. Return salvaged tiles to site and re-install whilst allowing for replacement tiles as necessary to complete the tiling operation. Allow for 20% of the total roof area to be clad with replacement tiles. Replacement tiles to be used in less conspicuous parts of the roof structure.	
<b>3.00</b>	<b><u>TO COLLECTION – ROOF REINSTATEMENT</u></b>	

Item No.	Description	Price (£)
<b>4.0</b>	<b><u>SECOND FLOOR LEVEL WORKS</u></b>	
<b>NOTES</b>	<p><i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items.</i></p> <p><i>Due to the Listed status of the building, all repairs must be executed on manner utilising methods and materials matching or sympathetic to those pre-existing unless specifically noted to the contrary. For example, but not exhaustively, lath and plaster ceilings or wall linings should be similarly reinstated utilising lime-based plaster and render.</i></p> <p><i>The room layout is identified on Drawing No. 3328.410</i></p>	
<b>4.1</b>	<p><b><u>ROOM 1</u></b></p> <p>Location – front elevation, left hand end Approx. O/A dimensions – 5.0 x 4.3m x 2.7m ceiling height</p>	
<b>4.1.1</b>	<p><b>Demolition</b></p> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling and side wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip remaining decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	
<b>4.1.2</b>	<p><b>Reinstatement</b></p> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 20% wall area)</li> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 2 No. double power sockets, ceiling mounted smoke detector and sounder;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.1.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.1.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.2	<b><u>ROOM 2</u></b>  Location – left hand elevation, rear Approx. O/A dimensions – 4.9 x 4.2m x 2.7m ceiling height	
4.2.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling and side wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	
4.2.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 20% wall area)</li> </ul>	

	<ul style="list-style-type: none"> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 2 No. double power sockets, ceiling mounted smoke detector and sounder;</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.2.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – fitted cupboard, skirtings, picture rails, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.2.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.3	<b><u>ROOM 3</u></b>  Location – left hand elevation, centre (safe room/store) Approx. O/A dimensions – 3.4 x 1.1m x 2.7m ceiling height	
4.3.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling and side wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration</li> </ul>	
4.3.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 20% wall area)</li> </ul>	

	<ul style="list-style-type: none"> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, double power socket and ceiling mounted smoke detector;</li> <li>• Replace skirtings necessarily stripped out to match original.</li> </ul>	
4.3.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide mist coat and two coats of emulsion paint to all walls and ceiling – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, door and frame – colour to be agreed with the Employer</li> </ul>	
4.3.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item)</li> </ul>	
4.4	<b><u>ROOM 4</u></b>  Location – front elevation, centre Approx. O/A dimensions – 3.4 x 4.3m x 2.7m ceiling height	
4.4.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling remnants remaining following the fire and roofing works, including front sloping ceiling, as required;</li> <li>• Take down and dispose of any wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required;</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary;</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	
4.4.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Replace ceiling linings entirely with 12mm plasterboard and skim coat;</li> <li>• Repair wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Provide underlying plasterboard as fire protection to supporting steelwork;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 20% wall area)</li> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 2 No. double power sockets, ceiling mounted smoke detector and sounder;</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.4.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – fitted cupboard, shelving, skirtings, picture rails, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.4.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.5	<b><u>ROOM 5</u></b>  Location – front elevation, right hand end Approx. O/A dimensions – 5.4 x 4.3m x 2.7m ceiling height	
4.5.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling remnants remaining following the fire and roofing works, including front sloping ceiling, as required;</li> <li>• Take down and dispose of any wall and dormer window materials damaged by the fire or necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required;</li> <li>• Set aside window unit for re-use if necessary;</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary;</li> <li>• Strip out and dispose of door lining and architraves;</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> </ul>	

	<ul style="list-style-type: none"> <li>• Strip decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	
4.5.2	<p><b>Reinstatement</b></p> <ul style="list-style-type: none"> <li>• Reconstruct front facing dormer window and ashlar wall framing onto new roof structure where previously removed, reinstall original window unit;</li> <li>• Replace ceiling and front wall linings entirely with 12mm plasterboard and skim coat;</li> <li>• Repair remaining wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Install new softwood door linings and architraves;</li> <li>• Provide underlying plasterboard as fire protection to supporting steelwork;</li> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 20% wall area)</li> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 2 No. double power sockets, ceiling mounted smoke detector and sounder;</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.5.3	<p><b>Decoration</b></p> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – fitted cupboard, skirtings, picture rails, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.5.4	<p><b>Provisional Sums</b> (only to be expended on CA instruction)</p> <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	

4.6	<p><b><u>ROOM 6</u></b></p> <p>Location – rear elevation, right hand end Approx. O/A dimensions – 4.0 x 4.3m x 2.7m ceiling height</p>	
4.6.1	<p><b>Demolition</b></p> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling remnants remaining following the fire and roofing works, including rear sloping ceiling, as required;</li> <li>• Take down and dispose of wall and dormer window materials damaged by the fire or necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required;</li> <li>• Set aside window unit for re-use;</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary;</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Strip out charred floor joists to rear of room – allow 25% of floor area;</li> <li>• Allow to inspect remainder of underlying floor structure and present any additional significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	
4.6.2	<p><b>Reinstatement</b></p> <ul style="list-style-type: none"> <li>• Reconstruct rear facing dormer window and ashlar wall framing onto new roof structure where previously removed, reinstall original window unit;</li> <li>• Replace ceiling and rear wall linings entirely with 12mm plasterboard and skim coat;</li> <li>• Repair remaining wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Replace previously removed floor joists and boards to rear of room – allow 25% of floor area;</li> <li>• Provide underlying plasterboard as fire protection to supporting steelwork;</li> <li>• Allow to make good plaster defects to existing walls in preparation for redecoration (allow 40% wall area)</li> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 2 No. double power sockets, ceiling mounted smoke detector and sounder;</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.6.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – fitted cupboard, skirtings, picture rails, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.6.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.7	<b><u>KITCHEN</u></b>  Location – rear elevation, centre Approx. O/A dimensions – 3.9 x 4.3m x 2.7m ceiling height	
4.7.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Allow to protect existing fitted furniture, fixtures and fittings generally during the course of the works;</li> <li>• Take down and dispose of any ceiling and wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> </ul>	
4.7.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Repair damage to walls on a like for like basis – allow 20% of total exposed wall area;</li> <li>• Undertake electrical works, to include re-wiring, ceiling light and switch, 5 No. double power sockets, hob/oven power</li> </ul>	

	<p>supply, extract fan and power supply, ceiling mounted smoke detector and heat detector;</p> <ul style="list-style-type: none"> <li>• Allow to clean and test existing hob and oven and recommission or replace as necessary in order to comply with current electrical regulations;</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and architraves necessarily stripped out to match original.</li> </ul>	
4.7.3	<p><b>Decoration</b></p> <ul style="list-style-type: none"> <li>• Provide mist coat and two coats of emulsion paint to all newly plastered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, window frames, door and frame – colour to be agreed with the Employer;</li> <li>• Allow to deep clean kitchen on completion of the reinstatement works.</li> </ul>	
4.7.4	<p><b>Provisional Sums</b> (only to be expended on CA instruction)</p> <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item)</li> </ul>	
4.8	<p><b><u>CORRIDOR AREAS</u></b></p> <p>Location – centre of floor plan leading to rear towards left hand side Approx. O/A dimensions – 1.2 x 5.7 and 5.1 x 1.8 x 2.7m ceiling height</p>	
4.8.1	<p><b>Demolition</b></p> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling and wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of laminate flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> <li>• Remove CH radiator to allow redecoration – set aside for re-use.</li> </ul>	

4.8.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Repair wall finishes as required to match existing – allow 20% wall area;</li> <li>• Undertake electrical works, to include re-wiring, 2 No. ceiling light and two-way switches, 2 No. double power sockets, 2 No. emergency bulkhead light fittings, 2 No. ceiling mounted smoke detector and sounders, 2 No. fire alarm sounders and call point</li> <li>• Provide and install replacement laminate floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.8.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to timber panelling enclosing the staircase to roof level – colour(s) to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, doors and frames to adjoining rooms – colour to be agreed with the Employer;</li> <li>• Allow to refit and commission CH radiator.</li> </ul>	
4.8.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.9	<b><u>STAIRWELL TO ROOF LEVEL</u></b>  Location – rear of central corridor Approx. O/A dimensions – 4.1 x 1.0m – open to roof void	
4.9.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling remnants remaining following the fire and roofing works, including rear facing roof light structure;</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary;</li> <li>• Strip and dispose of stair tread coverings;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Allow to inspect underlying floor and staircase structures and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> </ul>	
4.9.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Replace ceiling and rear wall linings entirely with 12mm plasterboard and skim coat;</li> <li>• Reconstruct timber rear-facing roof light to match existing;</li> <li>• Undertake electrical works, to include re-wiring, light and switch;</li> <li>• Provide and install replacement stair tread covering materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and other joinery necessarily stripped out to match original.</li> </ul>	
4.9.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to rear and right-hand end walls;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to timber panelled front wall – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all other woodwork – skirtings, window frames, door and frame – colour to be agreed with the Employer.</li> </ul>	
4.10	<b><u>STAIRWELL AND LANDING TO FIRST FLOOR LEVEL</u></b>  Location – rear elevation, left hand side Approx. O/A dimensions – 4.6 x 2.6 x 2.7m ceiling height	
4.10.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Take down and dispose of any ceiling and wall materials necessarily disturbed by the roofing works, including skirtings and picture rails, etc. as required [Provisional item – unlikely to be required];</li> <li>• Expose supporting steelwork and present to SE for inspection if considered necessary [Provisional item – unlikely to be required];</li> <li>• Strip and dispose of vinyl flooring from landing and staircase;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> <li>• Strip and dispose of electrical fittings and wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> </ul>	

4.10.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Repair ceiling and wall linings with lath and plasterwork in line with the original form of construction where necessary;</li> <li>• Undertake electrical works, to include re-wiring, 2 No. ceiling lights and two-way switches, ceiling mounted smoke detector and sounder and emergency light fitting;</li> <li>• Additional electrical reinstatement works to include replacement of the existing four-way electrical distribution board which is obsolete and non-compliant with current electrical regulations;</li> <li>• Provide and install replacement vinyl floor materials to landing and staircase – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> <li>• Replace skirtings and picture rails necessarily stripped out to match original.</li> </ul>	
4.10.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Provide and fix lining paper to walls and ceiling throughout;</li> <li>• Provide two coats of emulsion paint to all papered surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, doors and frames to adjoining rooms/corridor and staircase balustrade – colour to be agreed with the Employer.</li> </ul>	
4.10.4	<b>Provisional Sums</b> (only to be expended on CA instruction) <ul style="list-style-type: none"> <li>• Cost for replacing roof supporting steelwork on SE instruction (item);</li> </ul>	
4.11	<b><u>BATHROOM</u></b>  Location – rear elevation, centre Approx. O/A dimensions – 2.7 x 2.0 x 2.7m ceiling height	
4.11.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>• Allow to protect existing sanitary fixtures and fittings generally during the course of the works;</li> <li>• Strip and dispose of vinyl flooring;</li> <li>• Allow to inspect underlying floor structure and present any significant defects to SE for further consideration;</li> </ul>	

4.11.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>• Provide and install replacement vinyl floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> </ul>	
4.11.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>• Allow to deep clean bathroom and fixture and fittings on completion of the reinstatement works.</li> </ul>	
4.00	<b><u>TO COLLECTION – SECOND FLOOR LEVEL WORKS</u></b>	

Item No.	Description	Price (£)
<b>5.0</b>	<b><u>FIRST FLOOR LEVEL WORKS</u></b>	
<i>NOTES</i>	<p><i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items.</i></p> <p><i>Due to the Listed status of the building, all repairs must be executed on manner utilising methods and materials matching or sympathetic to those pre-existing unless specifically noted to the contrary. For example, but not exhaustively, lath and plaster ceilings or wall linings should be similarly reinstated utilising lime-based plaster and render.</i></p>	
<b>5.1</b>	<b><u>CLUB ROOM</u></b>  Location – front elevation, right hand end Approx. O/A dimensions – 5.4 x 4.3m x 2.7m ceiling height	
5.1.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>Strip and dispose of electrical fittings and wiring (see below);</li> <li>Strip decorations as necessary to facilitate the electrical works outlined below and leave ready for re-decoration;</li> </ul>	
5.1.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>Undertake electrical works, to include re-wiring, 1 No. ceiling lights 5 No. downlighters, 2 No. wall lights, 1No. hanging emergency light fitting and 1 No. 4-gang light switch with dimmer; 7 No. power points, 4 No speakers and 1 No. smoke detector.</li> </ul>	
5.1.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>Reinstate decorations necessarily disturbed to facilitate electrical replacement works.</li> </ul>	
<b>5.2</b>	<b><u>KITCHEN STORE</u></b>  Location – rear elevation, right hand end Approx. O/A dimensions – 3.0 x 2.8m x 2.7m ceiling height	
5.2.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>Carefully strip out ceiling mounted kitchen extract equipment and set aside for re-use;</li> <li>Carefully remove to store other kitchen equipment as necessary to facilitate the works outlined below;</li> </ul>	

	<ul style="list-style-type: none"> <li>Strip ceiling to reveal floor joists to room above (Room 6 - see Section 4.6) which are fire damaged and require partial replacement.</li> <li>Strip decorations as necessary to facilitate the works outlined below and leave ready for re-decoration;</li> </ul>	
5.2.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>Replace ceiling with 12mm plasterboard and skim;</li> <li>Undertake electrical works necessarily required as part of the overall package of works;</li> <li>Refit previously removed kitchen equipment and fixtures following the completion of decoration works (below) and re-commission.</li> </ul>	
5.2.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>Provide a mist coat and two coats of emulsion paint to newly plastered ceiling surfaces – colour to be agreed with the Employer;</li> <li>Provide two coats of emulsion paint to existing wall surfaces – colour to be agreed with the Employer;</li> <li>Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, etc. – colour to be agreed with the Employer.</li> </ul>	
5.3	<b><u>FIRST FLOOR WC</u></b>  Location – left elevation, rear corner Approx. O/A dimensions – 2.1 x 0.9m x 2.7m ceiling height	
5.3.1	<b>Decoration</b> <ul style="list-style-type: none"> <li>Provide two coats of emulsion paint to existing ceiling and wall surfaces – colour to be agreed with the Employer – allow 50% wall area as the remainder is tiled;</li> <li>Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, window frames, door and frame – colour to be agreed with the Employer.</li> </ul>	

5.4	<p><b><u>FIRST FLOOR STAIRCASE AND LANDING</u></b></p> <p>Location – rear elevation, left side  Approx. O/A dimensions – 4.1 x 2.1m x 5.4m total ceiling height</p> <p>NOTE – to be priced in conjunction with Section 6.1 (below)</p>	
5.4.1	<p><b>Demolition</b></p> <ul style="list-style-type: none"> <li>• Strip and dispose of vinyl flooring;</li> <li>• Strip and dispose of existing electrical consumer unit and associated wiring (see below);</li> <li>• Strip decorations and leave ready for re-decoration;</li> </ul>	
5.4.2	<p><b>Reinstatement</b></p> <ul style="list-style-type: none"> <li>• Undertake electrical works to provide replacement single phase consumer unit and associated wiring;</li> <li>• Provide and install replacement vinyl floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> </ul>	
5.4.3	<p><b>Decoration</b></p> <ul style="list-style-type: none"> <li>• Provide and fix wallpaper in the form of a newspaper collage (as existing) to walls throughout – precise details to be agreed with the Employer;</li> <li>• Provide two coats of emulsion paint to existing ceiling surfaces – colour to be agreed with the Employer;</li> <li>• Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, staircase, etc. – colour(s) to be agreed with the Employer.</li> </ul>	
5.00	<p><b><u>TO COLLECTION – FIRST FLOOR LEVEL WORKS</u></b></p>	

Item No.	Description	Price (£)
<b>6.0</b>	<b><u>GROUND FLOOR LEVEL WORKS</u></b>	
<b>NOTES</b>	<p><i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items.</i></p> <p><i>Due to the Listed status of the building, all repairs must be executed on manner utilising methods and materials matching or sympathetic to those pre-existing unless specifically noted to the contrary. For example, but not exhaustively, lath and plaster ceilings or wall linings should be similarly reinstated utilising lime-based plaster and render.</i></p>	
6.1	<b><u>GROUND FLOOR LOBBY AND STAIRCASE</u></b>  Location – rear elevation, left side Approx. O/A dimensions – 4.1 x 2.1m x 2.7m ceiling height  NOTE – to be priced in conjunction with Section 5.4 (above)	
6.1.1	<b>Demolition</b> <ul style="list-style-type: none"> <li>Strip and dispose of vinyl flooring;</li> <li>Strip decorations and leave ready for re-decoration;</li> </ul>	
6.1.2	<b>Reinstatement</b> <ul style="list-style-type: none"> <li>Provide and install replacement vinyl floor materials – colour/style to be agreed with the Employer - allow material cost of £20/sq.m.</li> </ul>	
6.1.3	<b>Decoration</b> <ul style="list-style-type: none"> <li>Provide and fix wallpaper in the form of a newspaper collage (as existing) to walls throughout – precise details to be agreed with the Employer;</li> <li>Provide two coats of emulsion paint to existing ceiling surfaces – colour to be agreed with the Employer;</li> <li>Provide one coat undercoat and one coat gloss topcoat to all woodwork – skirtings, picture rails, window frames, etc. – colour(s) to be agreed with the Employer.</li> </ul>	
<b>6.00</b>	<b><u>TO COLLECTION – GROUND FLOOR LEVEL WORKS</u></b>	

Item No.	Description	Price (£)
<b>7.0</b>	<b><u>EXTERNAL WORKS</u></b>	
<i>NOTES</i>	<p><i>The Contractor is to make a full and adequate allowance for all costs associated with the provision of the following items.</i></p> <p><i>Due to the Listed status of the building, all repairs must be executed on manner utilising methods and materials matching or sympathetic to those pre-existing unless specifically noted to the contrary. For example, but not exhaustively, lath and plaster ceilings or wall linings should be similarly reinstated utilising lime-based plaster and render.</i></p>	
7.1	<b><u>ROOF LEVEL</u></b>	
7.1.1	Allow to reinstate all flashings at roof abutments, including parapets, chimneys and dormer projections, using Code 6 lead sheet to match those pre-existing and necessarily removed as part of the roof reinstatement works outlined in Section 3.	
7.1.2	Allow to reinstate all gutters and downpipes as required using materials and patterns to match those pre-existing and necessarily removed as part of the roof reinstatement works outlined in Section 3.	
7.1.3	Allow to hack back and reinstate rendered finishes and reinstate to match existing using sympathetic and appropriate materials and methods of working to 4 No. chimney stacks – allow 10 sq.m.	
7.1.4	Re-clad replacement dormer projections with Code 6 lead sheeting to cheek walls where previously disturbed or fire damaged.	
7.1.5	Reinstate flat roofing to replacement dormer projections using two layers of mineral felt, inclusive of all necessary finishing works.	
7.1.6	Prepare, stabilise as necessary and redecorate all rendered and masonry surfaces above first floor level using two coats of smooth textured masonry paint – colour to match the remainder of the premises (Magnolia).	
7.1.7	Prepare and decorate external joinery to window frames, dormer projections and as required above first floor level using one undercoat and two coats of gloss paint – colour(s) to be agreed with the Employer.	
7.1.8	Extra-over rate for additional render repairs as per item 7.1.3 [sq.m.]	

7.1.9	Extra-over rate for additional external wall redecoration in masonry paint as per item 7.1.6 [sq.m.]	
7.1.10	Extra-over rate for additional external joinery redecoration as per item 7.1.7 [sq.m.]	
7.00	<b><u>TO COLLECTION – EXTERNAL WORKS</u></b>	

	<b><u>TENDER SUMMARY</u></b>	
<b>1.00</b>	<b><u>SECTION 1 – PRELIMINARY ITEMS</u></b>	
<b>2.00</b>	<b><u>SECTION 2 – GENERAL ITEMS</u></b>	
<b>3.07</b>	<b><u>SECTION 3 – ROOF DEMOLITION AND PREPARATION</u></b>	
<b>3.00</b>	<b><u>SECTION 3 – OPTION 1 ROOF REINSTATEMENT</u></b>	
<b>4.00</b>	<b><u>SECTION 4 – SECOND FLOOR LEVEL WORKS</u></b>	
<b>5.00</b>	<b><u>SECTION 5 – FIRST FLOOR LEVEL WORKS</u></b>	
<b>6.00</b>	<b><u>SECTION 6 – GROUND FLOOR LEVEL WORKS</u></b>	
<b>7.00</b>	<b><u>SECTION 7 – EXTERNAL WORKS</u></b>	
	<b>TENDER SUM</b>	
	Tenderer:  Address:          Date:	