

	Description	Quantity	Rate	Unit	Cost
PART 3 - SCHEDULE OF WORK					
1.0	<u>GENERAL CONDITIONS</u>				
1.1	The Property Centre Point House 15a St Giles High Street London WC2H 8LW				
1.2	The Employer Almacantar Centre Point Nominee No 1 Limited and Almacantar Centre Point Nominee No. 2 Limited c/o HML Group Ltd Gillingham House 38-44 Gillingham Street London SW1V 1HU				
1.3	Contract Administrator (CA) Harris Associates Colonial Buildings 59-61 Hatton Gardens London EC1N 8LS				
1.4	Principal Designer Harris Associates Colonial Buildings 59-61 Hatton Gardens London EC1N 8LS				
	<u>Description and Extent of Work</u>				
1.5	The works comprise fire safety and compartmentation repair works, re-wiring of the Landlord's electrical supply and renewal of sub-mains to each flat, upgrading lighting, the replacement of carpets and ceilings, and internal repair, redecoration and making good of internal common parts at Centre Point House, which is a residential apartment block containing 36 flats. This section of the specification refers to works to the building fabric to all of the internal common parts at Centre Point House.				
1.6	The Contractor is to note that the work areas include all of the communal parts of Centre Point House from the ground floor entrance lobby area, stairs and landings; communal corridors and lift lobbies on 3rd, 5th & 7th floors, laundry rooms and laundry lobbies on 4th and 6th floors and north and south stair cores from ground floor up to and including the 8th floor landings up to roof level. All parts of the building that form the internal common parts are to be addressed.				

	Description	Quantity	Rate	Unit	Cost
1.7	The electrical work areas will include the incoming electrical intake room situated in the basement and routing of new cables from it up to the communal areas of Centre Point House on the 3rd, 4th, 5th, 6th & 7th & 8th floors. All electrical works are as detailed in the separate electrical works specification prepared by Strongbow Consulting Engineers Limited and appended to this document.				
1.8	The property will remain fully occupied by residents during the works. The Contractor shall provide all temporary lighting as necessary throughout the common parts, and should the communal electrical distribution board require isolation for any single period in excess of 2 hours.				
1.9	The Contractor shall include adequate allowance in the tender for executing the works within the premises and for making all arrangements necessary to carry out and complete the works with a minimum of inconvenience to residents and all other third parties. Clear access to the site is to be maintained at all times.				
1.10	If the Contractor is in any doubt of the extent of the works this must be brought to the attention of the Contract Administrator at tender stage.				
1.11	On completion of the work, the Contractor is to provide all required details for the Health and Safety File, including all product details, and all finishes, including, but not limited to, paint colours and manufacturer's details, operating and maintenance information, installation, test and commissioning certificates, etc.				
1.12	Commission and carry out a Refurbishment and Demolition Asbestos Survey by a registered asbestos testing firm before undertaking any works. Provide copy of the report to the Contract Administrator.				
	Commencement and Timing				
1.13	For the purposes of pricing, the Contractor shall assume that the works will commence during early 2022.				
	General Information & Tendering				
1.14	The Contractor must submit his tender in whole pounds sterling.				
1.15	This part of the Specification must be read in conjunction with Part 1 – Preliminaries & General Conditions, and Part 2 - Materials & Workmanship.				
1.16	Before tendering, the Contractor is to visit the site to ascertain the exact nature of the works and the restrictions of the site, particularly with regard to the proximity of adjoining properties and traffic. Access to the building, should be arranged in advance with Nicola Goule at Harris Associates, tel. 07540 823950 or email: nicola@harrisassociatesuk.com				

	Description	Quantity	Rate	Unit	Cost
1.17	The Contractor should contact the Contract Administrator for clarification of any item that appears to be incomplete, unclear, ambiguous or open to more than one interpretation before submitting his tender. No conditions, exceptions or provisional sums may be added to the Contractor's tender, and any tenders received with such conditions, exceptions or provisional sums will not be considered.				
1.18	In the event of the Contractor not having clarified any points with the Contract Administrator, the Contractor's tender will be deemed to include all works intended to included in this contract. In addition, any items in the Tender that have no prices set against them will be deemed to have been included in this Contract for the purposes of the Tender and no claims for extra sums will be allowed for errors or omissions.				
1.19	The fully priced Tender is to be submitted to via email to Harris Associates with the following inserted into the subject line ' <i>Tender Documentation - Centre Point House: Electrical Works, Fire Safety and Compartmentation Repair Works and Repair and Redecoration of Internal Common Parts</i> ' by the time prescribed on the Form of Tender. All items are to be priced separately and individually.				
1.20	The Contractor is to indicate their proposed lead-in and Contract Period for the works when submitting their Tender.				
1.21	Tenders are to remain open for a period of 6 months from the date of submitting the Tender.				
	General Contract Items				
1.22	The Contractor must provide evidence of a Contractor's All Risks insurance policy cover of at least £5 million, Employers Liability insurance policy cover of at least £10 million, Public Liability insurance policy cover of at least £10 million, and Products Liability insurance policy cover of at least £10 million. Levels of insurance cover must be for any one occurrence prior to the commencement of the works.				
1.23	A detailed programme of works must be submitted by the successful Contractor prior to the commencement of the works on site.				
1.24	Full details of all Sub-Contractors to be used by the Contractor, whether Domestic or Nominated, are to be provided to the Contract Administrator, along with full details of any other relevant conditions within the Specification at tender return stage and before commencing works on site. Particular emphasis is placed on maintaining safety and security.				

	Description	Quantity	Rate	Unit	Cost
1.25	The Contractor must acquire all new materials from third-party accredited manufacturers, such as BM Trada, Certifire, Bluesky, or similar approved. The Contractor must use third-party accredited installers, such as those with BM Trada, FIRAS, Certifire, Bluesky, or similar approved accreditations, and certification for the installation of all doors, doorsets, and all compartmentation and fire stopping works will be required on completion of the works.				
1.26	Any and all variations to this schedule of works must be agreed with the Contract Administrator prior to the execution of works on site.				
1.27	Payment applications are to be submitted by the Contractor every calendar month, for approval and certification by the Contract Administrator. Payments will be made within 14 days from the date of the invoice issued against the Contract Administrator's certificate.				
1.28	The Contract Administrator reserves the right to request replacement of any member of the Contractor's Management Team, whereby a cause for their removal shall be given. Furthermore, the Contract Administrator reserves the right to request the removal of any individual or group of individuals from the site or management within 48 hours of providing notice, where due cause for their removal shall also be given. Here any requests for claims for cost or time will not be entertained and all items and costs shall be deemed included.				
1.29	All items of work shall be carried out in strict accordance with all relevant British Standards and Approved Codes of Practice.				
1.30	Some of the items included in this section are also included within Part 1 of the specification document. If there are any contradictions or differences between Part 1 and 3, the Contractor is to bring such items to the attention of the Contract Administrator.				
1.31	The Contractor shall ensure that no damage is caused to the existing site, services or adjoining neighbouring property throughout the course of the works. Where damage has occurred, the Contractor will be required, at his own expense, to repair any damage or to offer monies to the value of the works required to remedy the damage. If it is necessary to use the insurance provision in the contract, the Contractor will be responsible for the excess on each and every claim.				
1.32	The works must be carried out fully in accordance with the applicable Building Regulations, the Pre-construction Information Pack, the NBS specifications as well as any other relevant information or statutory consents.				

	Description	Quantity	Rate	Unit	Cost
1.33	The Contractor shall ensure that all persons engaged in the design, procurement, fabrication and installation of the works are suitably insured, qualified and trained, and experienced in the tasks required.				
1.34	Please note, where a particular product is specified, only the manufacturer's APPROVED INSTALLERS should be used.				
1.35	The fire stopping and compartmentation works described below are to be read in conjunction with Ark Workplace Risk Limited Compartmentation and Fire Door Survey Version 2.5 dated 04.02.2021 and 31.03.2021 and all associated product literature.				
TOTAL COST OF GENERAL CONDITIONS					
2.0	<u>HEALTH & SAFETY</u>				
2.1	The Contractor will be responsible for liaising with neighbouring owners and occupiers to establish and agree satisfactory working methods, times, areas, sequences, security measures, health and safety measures, noise control, waste management and pollution prevention measures for the Project.				
2.2	The Contractor will be responsible for managing any site investigations and other on-site activities and acting as Principal Contractor for the purposes of the Construction (Design & Management) Regulations 2016 (CDM Regulations) in relation to any on-site activities including opening up and investigation works. The Principal Contractor shall also be responsible for supplying and installing the required site facilities and services, for the purposes of the CDM Regulations.				
2.3	The Contractor shall comply with all enactments, regulations, and working rules relating to the safety, health and welfare of workpeople and other persons authorised to be on the site.				
2.4	The Contractor is responsible for always keeping the property and site clean and tidy.				
2.5	The Contractor shall provide suitable P.P.E. for the use of all visitors.				
2.6	The Contractor shall ensure that no damage beyond fair wear and tear is caused to public or private roads and footpaths by site traffic and that they shall be kept clean.				
2.7	The Contractor shall be responsible for all aspects of Health and Safety, of both workers employed on site, and also the general public around the perimeter of the building, as might reasonably be foreseen during the works.				

	Description	Quantity	Rate	Unit	Cost
2.8	The Contractor will be expected to provide an O&M Manual containing all information necessary to maintain and service the works post-completion to include as built drawings and a fully detailed register of all of the fire compartmentation and fire stopping works, including fire door certification.				
2.9	The Contractor shall provide a completed Construction Phase Health and Safety Plan for review and approval by the Principal Designer.				
2.10	The Contractor must provide all signed handover sheets, statutory approvals, certificates, etc., on completion of the works.				
TOTAL COST OF HEALTH & SAFETY					
3.0	<u>ACCESS EQUIPMENT AND PROTECTION</u>				
3.1	The Contractor shall provide all necessary access equipment and temporary protection to ensure safe, clean and tidy working, including sufficient clean dust sheets and board coverings where necessary to provide adequate protection. All disturbed areas are to be reinstated, and any damage caused by carelessness or want of skill of the Contractor is to be made good at the Contractor's expense to the satisfaction of the Contract Administrator. At the end of each working day the Contractor is to clear away all debris, tools and materials and sweep clean all areas affected by the works.				
3.2	The Contractor shall carefully remove, set aside and reinstate on completion any pictures, plants, furniture and other freestanding items.				
3.3	The Contractor shall provide all necessary temporary lighting and smoke detection during the course of the work.				
3.4	"Wet Paint" signs are to be displayed as appropriate and removed when no longer necessary.				
3.5	The existing fire alarm system shall remain fully operational in working order throughout the Contract and be protected as required. The Contractor shall include for all attendances by the incumbent maintenance contractor as required for temporarily resiting detectors and associated fire alarm equipment as required during the progress of the works as well as locating them in their permanent positions on completion of work. Do not dispose of any fire escape running man signage or any other signage unless expressly instructed to do so.				
TOTAL COST OF ACCESS EQUIPMENT AND PROTECTION					
4.0	<u>FOREMAN/SITE AGENT/SITE SET UP</u>				

	Description	Quantity	Rate	Unit	Cost
4.1	The Contractor shall employ a site foreman or site agent on the site full-time for the duration of the work, to liaise directly with the Contract Administrator and all trades on site and residents. The foreman/site agent may be a working foreman/site agent but is to have charge of or involvement in no other project but this, and have charge of sufficient workmen to the satisfaction of the Contract Administrator. The foreman must be familiar with the full scope of works and be experienced in the role as foreman being able to supervise and coordinate works and deliveries amongst all other duties expected of him. Should the Contract Administrator be dissatisfied with any Foreman or workman employed by the Contractor in the performance of the works, and give notice thereof in writing stating reasonable cause, the Contractor shall, within 48 hours, discharge them and substitute with others.				
4.2	In particular, the site foreman will be expected to liaise directly with tenants on site and make all necessary appointments for access for the replacement of flat front doorsets and electrical sub-mains to each flat, and for decorating front doors, etc., as necessary. When access is required to the individual flats, the Contractor shall give written notice of a minimum period of one week in advance for the lessees/residents to make arrangements with the foreman. If a response is not received from a particular resident, two further written notices are to be posted over the following week. If access is still not gained after this period, details are to be forwarded to the Contract Administrator. Under no circumstances is access to be gained by any method to individual flats without the express consent of the resident(s).				
4.3	The Contractor shall allow for all necessary site welfare facilities including any temporary site huts, site staff accommodation, site storage, etc., prior to works commencing on site as required to satisfy the relevant legislation and regulations. The Contractor must agree with the Contract Administrator the position of the facilities prior to their installation on site. The Contractor should consider drainage points adjacent. Consider locations and advise in his tender. There is a shared on-site WC in the basement area that the Contractor and his site staff will be permitted to share with the building manager and his staff and it shall be kept clean. The Contractor will be expected to supply its own consumables for the duration of the Contract.				
4.4	The location of the Contractor's materials storage is to be agreed with the Contract Administrator prior to the commencement of the works. All flammable paint and other substances and materials are to be removed from the premises each night - these may be stored with prior agreement of the Client in an available basement storage area. No materials or goods shall be stored anywhere within the interior common parts other than in the allocated basement storage area.				

	Description	Quantity	Rate	Unit	Cost
4.5	No parking for vehicles or skips is available on site. The Contractor shall allow for applying to the Local Authority and / or Transport for London, and for paying all their costs, for suspending parking bays / bus stands on adjacent streets outside the property as necessary to allow for Contractors' vehicles to park safely and legally whilst loading, un-loading or being used for operations on site.				
4.6	Working operations may not commence until 09.00 and must be finished by 17:00 on weekdays. Work is not permitted on Saturdays, Sundays and Bank Holidays.				
4.7	No music shall be played on site at any time during the Contract.				
4.8	No smoking is permitted on site at any time during the Contract.				
4.9	All rubbish is to be cleared from the premises at the end of each working day. Under no circumstances is rubbish to be allowed to accumulate anywhere within the building. No bags must be left or rubbish stacked that can obstruct a safe means of escape.				
	Commencement				
4.10	The Contractor is to note that it is anticipated that the works will commence during early 2022. This is indicative only and is given to assist the tendering contractor(s) but there is no guarantee that this anticipated timescale will be adhered to.				
4.11	The Contractor shall provide the Contract Administrator with a detailed programme of the works, setting out clearly and explicitly the sequence of all operations (including those of sub-contractors, nominated or domestic) and the time limits within each operation indicating proposed commencement and completion. The Contract Administrator's approval and agreement to the programme (whether alterations are required or not) must be obtained prior to commencement of the works.				
	TOTAL COST OF FOREMAN/SITE AGENT/SITE SET UP				
5.0	<u>ASBESTOS SURVEY AND REMOVAL</u>				
5.1	An Asbestos Refurbishment and Demolition Survey has been carried out and is provided in the Appendices of this specification. The Contractor is to familiarise themselves with its contents and take all necessary precautions when undertaking works where Asbestos-Containing Materials have been highlighted.				
5.2	The Contractor shall allow here for a Refurbishment and Demolition Survey limited to the areas where work is being carried out.				

	Description	Quantity	Rate	Unit	Cost
5.3	Allow the Provisional Sum of £2,500.00 for the removal of any asbestos-containing materials which will be disturbed by the works to be used only under the written instruction of the Contract Administrator.			PS	£2,500.00
5.4	Asbestos removal works and disposal must be undertaken by a suitably qualified and licenced contractor and must be in accordance with HSE Guidelines and the Approved Code of Practice: Managing and Working with Asbestos and the Control of Asbestos Regulations 2012.				
TOTAL COST OF ASBESTOS SURVEY AND REMOVAL					
6.0	<u>STRIPPING OUT</u>				
6.1	<p>Strip out, bag up, cart away and dispose of the following (this list is not exhaustive):</p> <ul style="list-style-type: none"> - All carpet tiles from all lift lobbies, ground floor entrance hall, lift cars and corridors (the Contractor is to note that the entrance mat on the ground floor is to be retained). - All existing suspended ceiling systems complete, including all plasterboard perimeters and plywood panelling complete throughout the corridors and lift lobbies on the 3rd, 5th and 7th floors. - Any existing signage (retain for reinstatement and/or further instruction from the Contract Administrator). - Mirrors in lift lobbies only (3 No. in total). - All electrical items, such as lighting, small power sockets, light switches, hot air curtain heaters within ceiling voids, and any associated surface mounted cabling throughout the communal corridors, lift lobbies, lift cars, staircases, and all communal electrical cabling that is or will become redundant as a result of these works, sub-mains cabling to flats at floor slab/soffit level, metal enclosures, doors, framing and distribution boards to sub-mains situated at intervals along communal corridors, and other components, etc. Refer to separate electrical works specification prepared by Strongbow Consulting Engineers and appended to this Specification for full scope and sequencing of electrical stripping out work. 				
6.2	Include for all necessary temporary works, such as temporarily relocating smoke detectors and any other fire alarm equipment and the like as required, temporary lighting and all making good.				
6.3	Include here for stripping out, carting away and properly disposing of any other items which can reasonably be assumed to be redundant or not required as part of the proposed work however, any such items are to be referred to the Contract Administrator before they are stripped out and removed.				
TOTAL COST OF STRIPPING OUT					

	Description	Quantity	Rate	Unit	Cost
7.0	<u>ELECTRICAL WORKS</u>				
7.1	Refer to the separate detailed electrical works specification and drawings prepared by Strongbow Consulting Engineers Limited dated November 2021 appended to this Specification for the full scope of electrical works.				
7.2	The Contractor is to note that the existing door entry system, TV aerial cabling & equipment, fire detection system equipment and cabling, AOV, smoke control system and mechanical extraction and Plumist Automist systems in laundry rooms are all to remain in full working order and are to be protected for the duration of the work.				
7.3	During finishing work and inspection, provide temporary lighting, the intensity and direction of which closely resembles that of the new permanent lighting installation.				
7.4	The Contractor is to provide within 1 month of practical completion the NICEIC installation, testing and commissioning certificates for all installations carried out to demonstrate that the installations are compliant and satisfactory.				
7.5	The Contractor shall note and strip out any existing surface-mounted cabling, carting away and making good where redundant, or for chasing in and making good where it needs to be retained as still live or active for other use.				
	Existing Fire Alarm and Detection System				
7.6	The Contractor is to include for engaging the incumbent fire alarm maintenance contractor, EMCOR Group (UK) Plc, via Colin Birkett, Account Manager, EMCOR Group (UK) plc, tel: +44 (0)20 3947 1951 and mobile: +44 (0)7795 302475, email: colin.birkett@emcoruk.com, to temporarily relocate or adjust the position of any existing fire alarm and detection equipment as required to enable the works to be carried out and to reinstate equipment in their original positions at completion. Under no circumstances is the Contractor or any sub-contractors permitted to move any of the equipment associated with the existing fire detection and alarm installation. Include for making good of all surfaces affected by this work.				
7.7	State separately here the main Contractor's overheads, profit and attendance costs on EMCOR Group (UK) Plc:				
	TOTAL COST OF ELECTRICAL WORKS				
8.0	<u>FIRE STOPPING & FIRE COMPARTMENTATION WORKS</u>				

	Description	Quantity	Rate	Unit	Cost
	<p>In outline, these works include, but are not limited to:</p> <ul style="list-style-type: none"> • Fire stopping • Fire door & fire doorset replacements • Improving common parts fire doors • Compartmentation works 				
8.1	<p>The Contractor shall undertake their own passive fire protection survey prior to works commencing to satisfy themselves that the report completed by Ark Workplace Risk Limited Version 2.5 dated 4th January 2021 and 31st March 2021 and this schedule of works identifies all compartmentation and passive remediation works required.</p> <p>As part of this survey, the Contractor shall produce a schedule identifying the works required.</p>				
8.2	<p>Allow the Provisional Sum of £10,000 to cover any additional works identified as part of the Contractor's own passive fire protection survey, to be used only following the written instruction of the Contract Administrator.</p> <p>Contractor's Design Portion</p>			PS	£10,000.00
8.3	<p>The Contractor's design responsibility will include the following:</p> <ol style="list-style-type: none"> Access into inaccessible locations where fire stopping and compartmentation is required. Preparing any further design solutions to passive fire protection measures, including fire doors, fire doorsets and all associated components. Preparing their own schedule of materials. Preparing any information necessary for manufacture, fabrication and installation of the various elements. The production of all "As Built" drawings/information/photographs etc. which are to be handed to the Client for inclusion in their fire safety file. Ensuring all services affected by the works are temporarily relocated, recommissioned and in full working order during the works and replacing them on completion. Providing a design solution to the service riser enclosures so that they are fire rated to the required standards. 				
8.4	<p>The Contractor is responsible for ensuring that any design work they undertake complies with current Building Regulations. Design and construction shall satisfy good practice in accordance with the Building Regulations, all relevant British Standard Codes of Practice or Eurocodes as appropriate and current at the time of undertaking designs.</p> <p>General</p>				
8.5	<p>The quantities below are provisional and have been inserted for pricing purposes only. Exact quantities will be identified and agreed on site.</p>				

	Description	Quantity	Rate	Unit	Cost
8.6	This Schedule must be read in conjunction with Ark Workplace Risk Fire Compartmentation and Fire Door Survey dated 4th January 2021 and 31st March 2021 Version 2.5 which provides more detail on precise locations of defects and potential remedial works.				
8.7	The works shall be carried out in full compliance with the current Building Regulations and other relevant statutory guidance. It will be assumed all costs associated with achieving the required standards have been included within the Contractor's prices unless stated otherwise.				
8.8	The Contractor shall ensure that the works are undertaken in accordance with best practice, relevant British Standards, CDM Regulations, etc.				
	Provision for access into restricted areas				
8.9	The Contractor is to include for all necessary access into the ceiling voids and lift shafts and other restricted areas in order to complete the works listed below. The Contractor should note that the majority of fire stopping works are concealed above the suspended ceilings. Note that the suspended ceilings in corridors and lift lobbies will be renewed as part of this project. The Contractor shall provide a method statement, drawings and a brief schedule of works as necessary, with their tender submission outlining their proposals into these restricted areas.				
8.10	The Contractor is to allow for arranging all necessary access into 36 No. residents flats associated with the replacement of flat front doorsets and supply and installation of new electricity sub-mains cables.				
	Non-conforming Passive Fire Protection				
8.11	Allow to remove all non-conforming passive fire protection where used on existing service penetrations and make good ready to receive new. Refer to Ark Workplace Risk Limited report pages 20 - 60 for locations.				
	Generally				

	Description	Quantity	Rate	Unit	Cost
8.12	<p>The Contractor is to engage a FIRAS or equal and approved third-party accredited passive fire compartmentation specialist sub-contractor to supply and install all compartmentation, fire-stopping, intumescent sealants and ablative coated batts, intumescent pipe collars, etc., required to reinstate/maintain/repair the fire stopping, seals and compartmentation where pipes, cables and risers penetrate walls, partitions, floors, soffits and ceilings throughout the internal common parts. All fire-stopping products used are to be third-party accredited products. The specialist sub-contractor shall provide a label containing the unique number, installation date and company's identity and contact details adjacent to each and every fire-stop and passive fire compartmentation, and record these details in a register cross-referenced with floor layout plans to identify the number and location of each. Copies of this register shall be provided in hard and soft copy to the Contractor and Contract Administrator on completion, together with full details and information of all products and installation methods used, and should form part of the O and M manuals as required by Regulation 38 of the Building Regulations.</p> <p>Electrical Cabling Containment</p>				
8.13	Carefully form any and all new chases for new electrical cabling as directed by the Contract Administrator. No surface-mounted conduit or trunking is permitted for any of the new electrical installations. All new cabling shall be run in concealed conduit before walls are made good with plaster cappings having a minimum 2 No. coats of new plaster. All affected plasterboard/plastered finishes must be feathered in, and textured surfaces made good using matching texture pattern finishes so that these repairs cannot be distinguished from adjacent areas.		Item		
8.14	Where electrical cabling cannot be chased in, new fire-rated boxings/enclosures are to be built to fully enclose all cables. All affected plasterboard/plastered finishes must be feathered in, and textured surfaces made good using matching texture pattern finishes so that these repairs cannot be distinguished from adjacent areas.		Item		

	Description	Quantity	Rate	Unit	Cost
8.15	Construct using proprietary metal studwork and board out new adequately-sized and appropriately located electrical cabling containment and risers for the entire cable route from the basement electrical intake room, and up through the ground floor, ground floor mezzanine, 1st floor, 1st floor mezzanine, 2nd floor, 2nd floor mezzanine, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor and 8th floor (top floor). Actual number, size and position of the containment and risers are to be agreed with the Contract Administrator, and shall be suitably sized to accommodate the new electrical sub-mains cables for 36 No. flats and for Landlord's electrical power and lighting cabling for the common parts and the future door entry system cabling for 36 No. flats. All electrical cabling containment and risers must achieve a minimum of 90 minutes fire resistance and include all fire stopping and fire seals, including to all penetrations. All containment and risers shall be designed and installed in strict accordance with the manufacturer's published recommendations.	3	Item		
8.16	In each lift lobby on the 3rd, 5th & 7th floors, supply and fit a proprietary 1200 x 600mm minimum of 90 minutes fire resistance fire-rated access panel to the new electrical riser, and include all fire stopping and fire seals, to perimeter frame abutments, etc., in strict accordance with the manufacturer's published recommendations, and positioned as agreed with the Contract Administrator.		No.		
8.17	At ceiling height along the full length of the communal corridors and lift lobbies, construct using proprietary metal studwork and board out continuous fire-rated horizontal containment for new electrical cabling for flats and common parts to achieve a minimum of 90 minutes fire resistance using fire rated and waterproof boarding, such as PROMAT Supalux boarding. The actual location and depth of enclosures shall be suitably sized and are to be agreed with the Contract Administrator. Allow for forming suitably-sized openings in all end and cross corridor partitions to enable the new horizontal containment to continue through and include all fire stopping, fire seals and cavity barriers. Include for all fire stopping and fire seals of existing and new penetrations through the new containment. All electrical containment, fire stops and fire seals shall achieve a minimum of 90 minutes fire resistance. All containment shall be designed and installed in strict accordance with the manufacturer's published recommendations.		Item		
8.18	Thoroughly scan and carry out investigations to all floor slabs to locate and avoid affecting/drilling through any existing electrical cables. Carefully and neatly diamond drill sufficient cores through each floor slab for new electrical cables to rise from the basement electrical intake room up to the 3rd, 5th & 7th floor lift lobbies. Locations to be agreed with Strongbow Ltd, the electrical services engineer. Supply and fit suitable fire stopping and fire seals to all cored holes following the installation of cabling to achieve a minimum of 90-minutes fire resistance.		Item		

	Description	Quantity	Rate	Unit	Cost
8.19	<p>Provisionally: Neatly cut out 400mm wide x full-height sections of plasterboard drylining textured wall panels adjacent to the electric meter location to each flat in preparation for running new electrical sub-mains cables to 36 No. flats. On completion of installation of sub-mains cables, construct using proprietary metal studwork framing to masonry substrates and board out using a double layer of 12.5mm thick Gyproc Fireline boards, and include all fire stopping and fire seals, all to achieve a minimum of 90-minutes fire resistance. All to be designed and installed in strict accordance with the manufacturer's published recommendations. Actual location and dimensions of new fire-rated cabling enclosures are to be agreed with the Contract Administrator. Prepare new boarding to receive new textured and painted finishes.</p> <p>Ablative Batt Installations</p>		Item		
8.20	<p>Allow to design, supply and install new Rockwool FIREPRO ablative-coated batt system to all compartment walls, floors and soffits where apertures are present to achieve a minimum of 90-minutes fire resistance using a suitable installation method recommended by the manufacturer. Ensure the aperture is clean of any debris and remove dust from the edges, cut and fit fire batt within aperture to a tight fit, and apply Rockwool FIREPRO Acoustic Intumescent Sealant to all edges and where cables pass through the batt to ensure continuity of fire stopping. Rockwool Firestop Pipe Collars and Intumescent Pipe Wraps shall be installed as necessary. Paint any visible areas of stone mineral wool with ablative coating. All in accordance with the manufacturer's written guidelines, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018.</p> <p>Refer to Ark Workplace Risk compartmentation survey report p. 20 - 60 for details.</p>		Item		
8.21	<p>Remove disused hose reel frames from apertures in existing dry riser cupboard walls situated at the ends of each corridor and dispose of. Frame out, fire stop and seal each aperture using new Rockwool FIREPRO ablative-coated batt system cut to suit and in alignment with the adjacent masonry wall surface, in strict accordance with the manufacturer's published instructions as described in item 8.20, to achieve a minimum of 90 minutes fire resistance. Include all making good of drylining, plastered, textured and painted finishes to match those adjacent. Allow for a total of 6 No. locations.</p>	6	No.		
8.22	<p>To the newly-built electrical riser from the basement, supply and fit new Rockwool FIREPRO ablative-coated batt system as described in item 8.20, to fire stop and seal both sides of cables and penetrations passing through the floors and soffits in strict accordance with the manufacturer's published instructions to achieve a minimum of 90 minutes fire resistance, and 240 minutes fire resistance between the basement and ground floor only. Allow for the entire soffit and entire floor of new riser in 24 No. locations in total.</p>	24	No.		

	Description	Quantity	Rate	Unit	Cost
8.23	Carefully remove expanding foam and supply and fit new Rockwool FIREPRO ablative-coated batt system, as described in item 8.20, to fire stop and seal both sides of cables and other penetrations where these are clustered and passing through the heads of walls and partitions to cross-corridors, end corridors, staircases and laundry rooms in strict accordance with the manufacturer's published instructions to achieve a minimum of 90 minutes fire resistance. Allow for a provisional total of 60 No. locations, each approx. 400mm x 150mm.	60	No.		
	Perimeter Fire Seals				
8.24	Fire stop and fire seal all wall/floor/soffit abutments with Rockwool FIREPRO Acoustic Intumescent Sealant where gaps are not in excess of 15mm, to all walls and partitions to corridors, lobbies, staircases and laundry rooms throughout the common parts, to the correct width and depth ratio and in accordance with the manufacturers' written guidelines to achieve a minimum of 90 minutes fire resistance, including any packing out with Rockwool quilt as required. Allow for a provisional total of 300 linear metres in areas not exceeding 15 linear metres.	300	LM		
8.25	Carefully remove all door architraves and set aside for reuse. Fire stop and fire seal all gaps to both sides of door frame lining/door opening abutment details, packing out with Rockwool quilt as required and using FIREPRO Acoustic Intumescent Sealant where gaps are not in excess of 15mm, to all communal risers, corridor fire doors, lobbies, plant rooms, staircases, and laundry rooms throughout the common parts, to the correct width and depth ratio and in accordance with the manufacturers' written guidelines to achieve a minimum of 90 minutes fire resistance . Reinstall all architraves on completion. Allow for a provisional total of 14 No. double door openings and 10 No. single door openings.	14	No.	Dbl	
		10	No.	Sgl	
	Pipe Penetrations				
8.26	The Contractor is to note that third party accredited Rockwool FIREPRO Intumescent Pipe Collars and Pipe Wraps products tested in accordance to BS476 pt. 20 or BS-EN 1366-3, shall be installed on plastic pipes in all locations where a plastic pipe penetrates a fire compartment wall or floor as set out below, and in strict accordance with the manufacturer's instructions. Suitable Rockwool FIREPRO and Rockwool Firestop systems shall be installed to all metal pipes in all locations where a metal pipe penetrates a fire compartment wall or floor as set out below, and in strict accordance with the manufacturer's instructions.				

	Description	Quantity	Rate	Unit	Cost
8.27	All PVC pipes up to 42mm diameter passing through soffits: Carefully remove expanding foam and supply and fit Rockwool Firestop intumescent collar, and fire-stop and fire seal all plastic pipes to the concrete soffits within common parts. Allow to supply and fit a provisional total of 72 No. collars to all plastic pipes of up to 42mm diameter to achieve a minimum of 90 minutes fire resistance.	72	No.		
8.28	All PVC pipes up to 110mm diameter passing through soffits: Carefully remove expanding foam and supply and fit Rockwool Firestop intumescent collar, and fire-stop and fire seal all plastic pipes to the soffits within common parts. Allow to supply and fit a provisional total of 20 No. collars to all plastic pipes of up to 110mm diameter to achieve a minimum of 90 minutes fire resistance.	110	No.		
8.29	All PVC pipes up to 42mm diameter passing through walls: Carefully remove expanding foam, and to both sides of walls supply and fit Rockwool Firestop intumescent collars, and fire-stop and fire seal all plastic pipes passing through walls in common parts. Allow to supply and fit a provisional total of 24 No. collars to all plastic pipes of up to 42mm diameter to achieve a minimum of 60 minutes fire resistance.	24	No.		
8.30	All PVC pipes up to 110mm diameter passing through walls: Carefully remove expanding foam, and to both sides of walls supply and fit Rockwool Firestop intumescent collars, and fire-stop and fire seal to all plastic pipes passing through walls in common parts. Allow to supply and fit a provisional total of 40 No. collars to all plastic pipes of up to 110mm diameter to achieve a minimum of 60 minutes fire resistance.	40	No.		
8.31	All copper pipes up to 42mm diameter passing through walls: Carefully remove expanding foam and seal both sides of pipe penetrations passing through walls within common parts and fire stop and fire seal using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio the perimeters of all copper pipes up to 35mm diameter passing through walls within common parts. Allow for a provisional total of 72 No. of up to 42mm diameter copper pipe penetrations to achieve a minimum of 60 minutes fire resistance.	72	No.		
8.32	All cast iron pipes up to 110mm diameter passing through walls: Carefully remove expanding foam and seal both sides of pipe penetrations passing through walls within common parts and fire stop and fire seal using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio of all cast iron/other metal pipes passing through walls within common parts. Allow for a provisional total of 36 No. 110mm cast iron pipe penetrations to achieve a minimum of 60 minutes fire resistance.	36	No.		

	Description	Quantity	Rate	Unit	Cost
8.33	All copper pipes up to 42mm diameter passing through soffits: Carefully remove expanding foam and seal pipe penetrations through soffits using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio the perimeters of all copper pipes within common parts. Allow for a provisional total of 72 No. up to 42mm diameter copper pipe penetrations to achieve a minimum of 90 minutes fire resistance.	72	No.		
8.34	All cast iron pipes up to 110mm diameter passing through soffits: Carefully remove expanding foam and fire stop and fire seal pipe penetrations through soffits using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio the perimeters of all cast iron/other metal pipes up to 110mm diameter within common parts. Allow for a provisional total of 36 No. cast iron pipe penetrations to achieve a minimum of 90 minutes fire resistance.	72	No.		
8.35	Allow the Provisional Sum of £2,000 for a plumber's attendance for any pipework alterations required to enable the fitting of the requisite fire stopping and fire seals, to be expended only under the written instruction of the Contract Administrator. Electrical Cable Penetrations		PS		£2,000.00
8.36	Existing cables passing through soffits: Carefully remove expanding foam and fire stop and fire seal the perimeters of all fire alarm and other existing cables (that are not affected by the works) penetrating through soffits using Rockwool packing and Rockwool FIREPRO Acoustic Intumescent Sealant to the correct width and depth ratio to achieve a minimum of 90 minutes fire resistance. Allow for a provisional total of 75 No. locations.	75	Item		
8.37	Existing cables passing through walls: Carefully remove expanding foam and fire stop and fire seal the perimeters of all fire alarm and other existing cables (that are not affected by the works) penetrating through walls using Rockwool packing and Rockwool FIREPRO Acoustic Intumescent Sealant to the correct width and depth ratio to achieve a minimum of 60 minutes fire resistance. Allow to fire seal a provisional total of 100 No. locations.	100	Item		
8.38	Provisionally: allow to supply and install Rockwool FIREPRO SoftSeal System, or similar approved, to infill any additional service penetrations where ablative-coated fire batts cannot be installed. Ensure substrate is clean and free from dust, install joint seal with the coating on the top surface and apply SoftSeal flexible coating to joints in accordance with manufacturer's written guidance. Allow for a provisional total of 25m² in areas not exceeding 0.5m².	25	m ²		
<u>Price the following fire stopping works under items 8.39 to 8.42 separately. Do not carry forward any totals in this section to the Form of Tender</u>					

	Description	Quantity	Rate	Unit	Cost
8.39	To each existing riser, remove all existing fire stopping and dispose of. Allow to design, supply and install supply and fit new Rockwool FIREPRO ablative-coated batt system to fire stop and seal both sides of cables and penetrations passing through the floors and soffits in strict accordance with the manufacturer's published instructions to achieve a minimum of 90 minutes fire resistance. Ensure the apertures are clean of any debris and remove dust from the edges, cut and fit fire batt within aperture to a tight fit, and apply Rockwool FIREPRO Acoustic Intumescent Sealant to all edges and where cables pass through the batt to ensure continuity of fire stopping. Paint any visible areas of stone mineral wool with ablative coating. All in accordance with the manufacturer's written guidelines, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow for the entire soffit and entire floor of each existing riser in 12 No. locations in total.	12	No.		
8.40	Existing cables passing through walls of understairs cupboard on the ground floor: Carefully fire stop and fire seal the perimeters of all fire alarm and other existing cables (that are not being affected by the works) penetrating through walls using Rockwool packing and Rockwool FIREPRO Acoustic Intumescent Sealant to the correct width and depth ratio to achieve a minimum of 60 minutes fire resistance. All in accordance with the manufacturer's written guidelines, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow to fire seal a provisional total of 10 No. locations.	10	No.		
8.41	Existing cables passing through floor of understairs cupboard on the ground floor: Carefully fire stop and fire seal the perimeters of all fire alarm and other existing cables (that are not being affected by the works) to both sides of the cupboard floor slab using Rockwool packing and Rockwool FIREPRO Acoustic Intumescent Sealant to the correct width and depth ratio to achieve a minimum of 240 minutes fire resistance. All in accordance with the manufacturer's written guidelines, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow to fire seal a provisional total of 5 No. locations.	5	No.		
8.42	To the basement electrical intake room and adjacent lobby, provide safe access and carefully remove plywood sheeting from both sides of the wall and dispose of. Supply and fit new Rockwool FIREPRO ablative-coated batt system to both sides of the wall to fire stop and seal all cables and penetrations passing through the wall in strict accordance with the manufacturer's published instructions to achieve a minimum of 240 minutes fire resistance. Ensure the apertures are clean of any debris and remove dust from the edges, cut and fit fire batt within aperture to a tight fit, and apply Rockwool FIREPRO Acoustic Intumescent Sealant to all edges and where cables pass through the batt to ensure continuity of fire stopping. Paint any visible areas of stone mineral wool with ablative coating. All in accordance with the manufacturer's written guidelines, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow for a provisional total area of 3m².	3	m ²		

	Description	Quantity	Rate	Unit	Cost
	Sub-total of items 8.39 to 8.42:				
	Do not carry forward the prices for items 8.39 to 8.42 to the Form of Tender				
	Lift Shaft Fire Stopping Works				
8.43	Price here the incumbent lift maintenance contractor's site attendance required on the specialist fire-stopping contractor to enable fire-stopping works inside the South core lift shafts: Contact details for the lift maintenance contractor: The R & R Lift Co Ltd, 4 Raven Road, London, E18 1HB, tel: 020 8518 8937.				
8.44	State separately here the main Contractor's profit and attendance costs on the lift maintenance contractor:				
8.45	Existing cables and metal pipe penetrations through lift shaft walls: fire stop and fire seal the perimeters of all existing cables and pipes in the lift shaft using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio to achieve a minimum of 90 minutes fire resistance, all in accordance with manufacturer's written guidance, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow to fire seal a provisional total of 15 No. locations.	15	No		
8.46	Unsealed and redundant core-drilled openings through lift shaft walls: fire stop and fire seal all redundant openings (originally containing pipes and cables) using Rockwool packing and FIREPRO Acoustic intumescent mastic sealant to the correct width and depth ratio to achieve a minimum of 90 minutes fire resistance, all in accordance with manufacturer's written guidance, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow for a provisional total of 15 No. locations.	15	No.		
8.47	Exposed steel reinforcement to concrete and opening through lift shaft wall: fire stop and fire seal exposed steel reinforcement and opening to concrete using new Rockwool FIRESTOP ablative-coated batt system, cut to suit, Rockwool and FIREPRO Acoustic Intumescent Sealant to the correct width and depth ratio to achieve a minimum of 90 minutes fire resistance, all in accordance with manufacturer's written guidance, BS EN 1366-3:2009, BS EN 1366-4:2006 and BS EN 13501-1:2018. Allow for a provisional total of 2 No. locations.	2	No.		
	Miscellaneous Fire Stopping				
8.48	Allow the Provisional Sum of £750 for work to properly secure galvanised trunking/dampers on the 7th floor in 3 No. locations and fire stop and fire seal perimeters to achieve a minimum of 90 minutes fire resistance, to be expended only under the written instruction of the Contract Administrator.		PS		£750.00

	Description	Quantity	Rate	Unit	Cost
8.49	Allow the Provisional Sum of £4,500 for works required to investigate, fire stop and seal 18 No. feature alcoves along the 3rd, 5th & 7th floor corridors to be expended only under the written instruction of the Contract Administrator.		PS		£4,500.00
	Intumescent Gaskets				
8.50	To all electrical sockets and switches throughout the common parts, supply and fit suitable proprietary intumescent gaskets to all backboxes, designed and installed in strict accordance with the manufacturer's published recommendations. Allow for a provisional total of 21 No. intumescent gaskets.	21	No.		
8.51	Following the removal of recessed metal wall boxes containing electrical distribution boards and associated equipment in corridors, prepare and fully infill resultant recesses left in corridor walls using lightweight concrete blocks cut to suit, fully bedded and neatly pointed in using 4:1 sand:cement mortar. Make good to align with the adjacent masonry wall surfaces, and make good all affected plasterboard drylining, plaster, textured, and painted finishes to match those adjacent. Allow for a total of 6 No. locations.	6	Item		
	Fire Compartmentation Carpentry and Joinery Works				
8.52	All carpentry and joinery works shall be executed by a BIM TRADA or equal and approved third-party accredited installer who shall provide installation certification and full records for each fire door and for all carpentry and joinery work set out below. Copies of certification and records shall be provided in hard and soft copy to the Contractor and Contract Administrator on completion, together with full details of all products and installation methods used. All products must have third party certification, be CE marked, have a declaration of performance (DoP) from the manufacturer. In addition, all fire doors and fire doorsets shall be in accordance with BS8214 and glazing to vision panels shall be in accordance with BS EN 356. All products must be installed in strict accordance with manufacturers' written guidance.				
8.53	Carefully remove the existing ceiling access hatch above the 7th floor lift lobby ceiling and supply and fit a proprietary fire-rated lockable ceiling hatch complete with frame, stops, architraves, intumescent strips and smoke seals, to achieve a minimum of 90 minutes fire resistance, in white finish, including allowing £500.00 for the supply only of the new access hatch and frameset.	1	Item		
	Cross-Corridor Partitions and Communal Fire Doorsets				

	Description	Quantity	Rate	Unit	Cost
8.54	Provisionally: Allow to carefully take down, protect and set aside for later reinstatement existing cross-corridor double fire doors, architraves, frames and linings, including all associated ironmongery. Dismantle and cart away cross-corridor partitioning. Carefully and neatly cut a vertical channel through corridor wall drylining on both sides back to masonry substrates for placement of new cross corridor partition. Construct new minimum of 60-minute fire resistant cross-corridor partitioning using proprietary metal studwork, with new openings correctly sized for existing doors and frames and for new and existing electrical cables and pipes to partition head. Fire stop and fire seal all perimeter abutment gaps between the backs of metal studwork and masonry substrates to walls and soffits with Rockwool and seal with intumescent mastic. Fully fill partition void with mineral wool. Line each side with 2 x 12.5mm thick Gyproc Fireline boards, including staggering all board joints and fire taping and sealing all board joints and perimeter abutments. Securely reinstall existing door linings and architraves, packing out and fire stop and fire seal any and all gaps to the backs of door linings with mineral wool and intumescent sealant. Rehang existing cross-corridor doors, supplying and fitting 3 No. x 100mm CE marked new heavy duty stainless steel fire door hinges and intumescent hinge liners to each door. Adjust doors and existing overhead self-closers as necessary and ensure that all gaps to door perimeters do not exceed 2mm. All work to be carried out in strict accordance with the manufacturer's published recommendations. Leave ready to receive new decorations. Allow for a provisional total of 4 No. locations.	1	Item		
8.55	To maintain fire compartmentation, all work in the preceding item must be executed in one location on each corridor at a time and the work fully completed in each location by the end of the working day.				
8.56	Carefully remove and replace non-fire-rated glazing, beads and seals to existing corridor fire doors to achieve a minimum of 60 minutes fire resistance using dense hardwood beads properly fire stopped and sealed and installed in strict accordance with manufacturer's recommendations. Allow for a provisional total of 16 No. individual vision panels.	16	No.		
8.57	Carefully remove and dispose of existing corridor double leaf fire doorsets. Supply and install into the existing openings new complete double leaf FD60S fire doorsets to corridors, including doors, all linings, stops, architraves, vision panels, self-closers, fire and intumescent cold smoke seals, 3 No. 100mm stainless steel heavy duty fire door hinges per door, intumescent hinge liners. The style, dimensions and finishes of which are to match the original, but with tolerable gaps of 2mm to all edges. Fire stop and fire seal any and all gaps to the backs of door linings with Rockwool and intumescent sealant. All to be installed strictly in accordance with the manufacturer's recommendations. Allow for a provisional total of 5 No. complete double fire doorsets.	5	Item		

	Description	Quantity	Rate	Unit	Cost
8.58	Carefully remove and dispose of existing lift motor room double leaf doorset. Supply and install into the existing opening new complete double leaf FD90S fire doorset, including doors, all linings, stops, architraves, self-closers, fire and intumescent cold smoke seals, fire-rated Fire Brigade FB2 mortice deadlock to BS EN 1634: Part 1, in satin silver finish, handed to suit door, 3 No. 100mm stainless steel heavy duty fire door hinges per door, intumescent hinge, lock and self-closer liners. Fire stop and fire seal any and all gaps to the backs of door linings with Rockwool and intumescent sealant. The style, dimensions and finishes of which are to match the original, but with tolerable gaps of 2mm to all edges. All to be installed strictly in accordance with the manufacturer's recommendations.	1	Item		
8.59	Carefully remove and dispose of existing single leaf doorsets to the staircase and laundry rooms. Supply and install into existing openings new complete single leaf FD60S fire doorsets, including doors, all linings, stops, architraves, overhead self-closers, fire and intumescent cold smoke seals, 3 No. 100mm stainless steel heavy duty fire door hinges per door, intumescent hinge liners, stainless steel D-shape door handles, fingerplates and kickplates. Refit existing combination locks and keeps to outer laundry room doors. Fire stop and fire seal any and all gaps to the backs of door linings with mineral wool and intumescent sealant. The style, dimensions and finishes of which are to match the original, but with tolerable gaps of 2mm to all edges. Include for 2 No. 60 minutes fire resistant glazed vision panels to each door to match the dimensions and style of vision panels of the corridor doors. All to be installed strictly in accordance with the manufacturer's recommendations. Allow for a provisional total of 5 No. complete single doorsets with glazed vision panels.	5	Item		
8.60	Provisionally: replace existing non-CE marked overhead door closers to communal fire doors that are not being replaced, and include the installation of intumescent liners. Allow for a provisional total of 10 No. closers and intumescent liners.	10	No.		
8.61	Provisionally: replace kickplates to communal fire doors throughout with stainless steel equivalents, surface finish TBC. Allow for a provisional total of 100 No. kickplates.	100	No.		
8.62	Provisionally: replace fingerplates to communal fire doors throughout with stainless steel equivalents, surface finish TBC. Allow for a provisional total of 50 No. fingerplates.	50	No.		
8.63	Provisionally: replace D-shape pull handles to existing communal fire doors not being replaced with new stainless steel equivalents, surface finish TBC. Allow for a provisional total of 20 No. D-shape pull handles.	20	No.		

	Description	Quantity	Rate	Unit	Cost
8.64	Provisionally: replace return to door lever handles and roses to existing dry riser cupboard fire doors with new fire rated stainless steel equivalents, surface finish TBC. Allow for a provisional total of 12 No. return to door lever handles with roses.	12	No.		
8.65	Provisionally: replace all non-CE marked hinges to communal doors that are not being replaced with heavy duty 100mm CE marked stainless steel hinges and intumescent hinge liners. Allow for a provisional total of 30 No. hinges and intumescent liners.	30	No.		
8.66	Ease and adjust existing communal fire doors that do not close flush into the existing frames/stops, ensuring gaps to door edges are no greater than 2mm wide. Allow for adjusting a provisional total of 6 pairs of double leaf fire doors.	6	Item		
Flat Front Doorsets					
<u>Price the following works to flat front doors separately. Do not carry forward any totals in this section to the Form of Tender</u>					
8.67	Carefully strip out and dispose of off site all flat front doorsets complete.	36	Item		
8.68	Supply and install into existing openings new complete FD60S hardwood flat front doorsets and electricity meter enclosures, including doors, all panelling and framing inside and outside, all linings, stops, architraves, self-closers, intumescent fire and cold smoke seals, recessed drop-down threshold seal, 3 No. 100mm stainless steel heavy duty fire door hinges per door, intumescent hinge liners, 2 No. locks, escutcheons, handles and Perko Powermatic double-bar closer device. Fire stop and fire seal any and all gaps to the backs of door linings and perimeters with mineral wool and intumescent sealant. The style, dimensions and finishes of the new doorsets and meter enclosures are to match the original, but must achieve a minimum of 60 minutes fire resistance and have tolerable gaps of 2mm to all edges. All to be installed strictly in accordance with the manufacturer's recommendations. As the building is occupied, and to maintain security and fire compartmentation between flats and corridors, this work must be executed in one location on each floor at a time, and the work fully completed before the end of each day.	36	Item		
8.69	The Contractor must coordinate the replacement of the flat front doorsets with the electrician's attendance for enabling works required to remove the electricity meter and equipment from the backing panel that is being replaced as part of the flat front doorset replacement work.				
8.70	Each flat front doorset shall comprise the following:				

	Description	Quantity	Rate	Unit	Cost
8.71	Flat entrance door, meter door and external panelling: 60 minutes fire rated hardwood veneered and lipped solid core doors to flat and electricity meter. Mirrored or opaque glass panel glued to the fixed panelling on the apartment side only.	36	Item		
8.72	Architraves, stops and lining: hardwood timber architraves, stops and linings to achieve a minimum of 60 minutes fire resistance.	36	Item		
8.73	Finishes: Black woodstain with clear satin lacquer top coat to corridor side and white eggshell/gloss painted finish to apartment side.	36	Item		
8.74	Electricity meter enclosure (top, sides and back): new studwork, framing and boarding to achieve a minimum of 60 minutes fire resistance.	36	Item		
8.75	Intumescent fire and smoke seals to flat entrance door and meter door: combined intumescent fire and smoke seal rebated into doors, brown colour. NB: allow for supplying and fitting fire and smoke seals to all 4 sides to meter enclosure door. Product ref: IISB15 as supplied by Fire Protection Online: https://www.fireprotectiononline.co.uk/fire-and-smoke-seal.html	36	Item		
8.76	Bottom smoke seals to flat front door: Smoke rated door seal, rebated into the bottom edge of the door. Product ref: IAFASDB830, as supplied by Fire Protection Online: https://www.fireprotectiononline.co.uk/bottom-door-seal-rebated.html	36	No.		
8.77	Door hinges: 3 No. 100mm long heavy duty satin stainless steel fire-rated hinges to apartment entrance door. 2 No. 100mm long heavy duty satin stainless steel fire-rated hinges to electricity meter enclosure door. All to achieve a minimum of 60-minutes fire-resistance. Product ref: 321864, as supplied by: Ironmongery Direct: https://www.ironmongerydirect.co.uk/product/twin-ball-bearing-hinge102x76x3mm-304-satin-stainless-steel-pair-321864	180	No.		
8.78	Overhead door closer to flat front door: Satin silver overhead door closer with cover. Product ref: S3204.SLFB.SNP, as supplied by Fire Protection Online: https://www.fireprotectiononline.co.uk/standard-door-closer.html	36	No.		
8.79	Door closers for electricity meter enclosure doors: fire-rated recessed self-closer, in satin silver finish.	36	No.		
8.80	Intumescent pads for door closers, locks and hinges: intumescent pads fitted to the back of all hinges, door closers and locks. Product ref: AFFLEXISDPK, as supplied by Fire Protection Online: https://www.fireprotectiononline.co.uk/single-door-fire-protection-pack.html	36	Item		

	Description	Quantity	Rate	Unit	Cost
8.81	Door viewers: intumescent door viewer in chrome finish to achieve a minimum of 60 minutes fire resistance. Product ref: IAFDV14C, as supplied by Fire Protection Online: https://www.fireprotectiononline.co.uk/fire-rated-door-viewer.html	36	No.		
8.82	Door handles: Fire rated 19mm D-handle with screw on rose in satin stainless steel, product ref: ZPS030SS, as supplied by Zoo Hardware: https://www.zoohardware.co.uk/ranges/zoo-door-hardware/zpsarchitectural-levers-and-accessories-in-ss304/19mm-return-to-door-leverscrew-on-rose/	72	Item		
8.83	Flat front door top lock: Yale BS3 Max Security Nightlatch - Emergency Escape in chrome, product ref.: BS3 Max Security Nightlatch - Emergency Escape, as manufactured by Yale: https://www.yalestore.co.uk/bs3-max-security-nightlatch-emergencyescape.html	36	No.		
8.84	Flat front door bottom lock: Yale 3100 High Security Sashcase in chrome, product ref: 3100 High Security Sashcase 3" (76mm), as manufactured by Yale: https://www.yalestore.co.uk/3100-high-securitysashcase-3-76mm.html with Euro Cylinder lock: Yale Platinum 3 star lock 35/35 (70mm) with thumbturn in stain silver: https://www.yalestore.co.uk/yale-platinum-3-star-thumbturn.html	36	No.		
8.85	Electricity meter enclosure lock: Fire-rated Fire Brigade FB2 mortice deadlock to BS EN 1634: Part 1, in satin silver finish, handed to suit door.	36	No.		
8.86	Escutcheons: for bottom front door lock and for electricity meter enclosure lock (i.e. 2 per doorset) – ASpec Euro escutcheon in satin stainless steel, product ref: 136821, as supplied by ironmongery Direct: https://www.ironmongerydirect.co.uk/product/altro-escutcheon-eurosatin-stainless-steel-136821	72	No.		
8.87	Letterbox: Lorient FireMaster fire rated intumescent letterplate, 304 x 70mm, in satin silver, product ref: 221197, as supplied by Ironmongery Direct: https://www.ironmongerydirect.co.uk/product/lorient-firemasterintumescent-letter-plate-304x70mm-silver-221197#documents_drawings	36	No.		
8.88	Bespoke decorative plate to door: Bespoke satin stainless steel with clear satin lacquer coating, 2mm thick, to match the style, thickness and remaining dimensions of the existing. Door handle plate to have engraved and painted door numeral in blue-coloured font to match the colour, font and dimensions of the existing number of each flat.	36	No.		
8.89	Bespoke decorative plate to letterbox: Bespoke satin stainless steel with clear satin lacquer coating to match the style, thickness and dimensions of the existing.	36	No.		

	Description	Quantity	Rate	Unit	Cost
8.90	To door of electric meter enclosure of each flat, supply and screw fix on to the outside face of each door a circular stainless steel and blue sign with "Fire Door Keep Locked".	36	No.		
8.91	Perimeter sealant between door frame linings and walls/soffits: white Rockwool intumescent mastic sealant.	36	Item		
	Sub-total of items 8.67 to 8.91:				
	<u>Do not carry forward the prices for items 8.67 to 8.91 to the Form of Tender</u>				
	TOTAL COST OF FIRE STOPPING & FIRE COMPARTMENTATION WORKS (Excluding prices for items 8.39 to 8.42 and 8.67 to 8.91)				
9.0	<u>GENERAL BUILDER'S WORKS</u>				
9.1	The Contractor shall include for all other builders' work and making good associated with the electrical works not detailed above. The cost of this work is to be stated here:				
	General and Fire Safety Signage				
9.2	To fire doors to the 8th floor lift motor room, supply and screw fix on to the outside face of each door a circular stainless steel and blue sign with "Fire Door Keep Locked". Allow for a quantity of 2 No. in total.	2	No.		
9.3	To fire doors to the communal corridors, staircases, and laundry rooms on 4th & 6th floors, supply and screw fix to both sides of each door a circular stainless steel and blue sign with "Fire Door Keep Shut". Allow a provisional quantity of 12 No. in total.	12	No.		
9.4	To walls adjacent to dry risers, and cupboards containing dry risers, remove existing self adhesive dry riser signage and dispose of. Supply and screw fix to walls and to the outside face of each door, a square 200mm x 200mm stainless steel signage with radiused corners and red background stating "Dry Riser". Allow a provisional quantity of 10 No. in total.	10	No.		
9.5	To lift lobby walls, and north and south staircase walls, supply and screw fix square 200mm - 200mm stainless steel signage with radiused corners stating the floor number, allowing for 3 No. signs per floor (i.e. 3 No. signs stating '3rd floor', 3 No. stating '5th floor' and 3 No. stating '7th floor'). Allow a provisional quantity of 9 No. in total.	9	No.		
9.6	Provisionally: Remove existing self adhesive emergency escape signage and dispose of. Screw fix to walls throughout the common parts replacement plastic photoluminescent and green emergency escape signage . Allow a provisional quantity of 30 No. in total.	30	No.		

	Description	Quantity	Rate	Unit	Cost
9.7	Allow the Provisional Sum of £250 for the supply only of emergency escape signage to be used only under the written instruction of the Contract Administrator.		PS		£250.00
	Mirrors and Interior Glass Panels				
9.8	Supply and fit a total of 3 No. replacement hexagonal mirrors with polished edges to the lift lobbies on each floor to match the dimensions, thickness, fixing method and shape of the original in all respects. The position of the new mirrors is to be agreed on site with the Contract Administrator.	3	No.		
9.9	In the ground floor main entrance area, replace all 4 No. existing textured glass panels to staircase light boxes with toughened glass equivalents to match the dimensions, thickness and pattern of the original and include for pre-drilled fixing holes at each corner, secure with brass screws, and conceal screws with new stainless steel/chrome cover caps.	4	No.		
	Staircase Windows				
9.10	Provisionally: Supply and fit Jackloc Pro 5/Mk 2 key-locking cable window restrictors with standard footplates and screw fixings for metal windows as supplied by the manufacturer, in various locations to the opening window casements on the North and South core staircases. Locations of Jacklocs to be agreed with the Contract Administrator on site. As manufactured by Jackloc: https://www.jackloc.com/products/pro-5-key-locking-restrictor/ Allow for a provisional total of 69 No.	69	No.		
9.11	Provisionally: Supply and fit replacement window stays to the North and South core staircases to match the style and dimensions of the existing, including removal and disposal of defective stays, in locations to be agreed with the Contract Administrator on site. Altro Satin Chrome 300mm long stays as supplied by Ironmongery Direct: https://www.ironmongerydirect.co.uk/product/altro-cast-victorian-casement-window-stay-12-inch300mm-length-satin-chrome-541435 Allow for a provisional total of 40 No.	40	No.		
9.12	Provisionally: Securely screw fix shut opening casements using 4 No. dome headed screw fixings per casement in locations to be agreed with the Contract Administrator on site. Allow for a provisional total of 11 No.	11	Item		
9.13	Provisionally: Free up opening casements that have been screw fixed shut in locations to be agreed with the Contract Administrator on site. Allow for a provisional total of 26 No.	26	Item		
9.14	Ease and adjust, including tightening all hinges and screws, all opening window casements throughout the North and South core staircases, leaving them all in good working order.		Item		
9.15	Provide all access equipment required to safely undertake this work.				

	Description	Quantity	Rate	Unit	Cost
9.16	Allow the Provisional Sum of £5,000 for any additional general building work found necessary to be used only under the written instruction of the Contract Administrator.		PS		£5,000.00
	TOTAL COST OF GENERAL BUILDER'S WORKS				
10.0	<u>MINOR ROOF & EXTERIOR REPAIRS</u> <u>Price works in the following section separately. Do not carry forward any totals in this section to the Form of Tender</u>				
10.1	Provide safe access to the 2nd floor flat roof adjacent to the South core main front entrance to enable the Contract Administrator to carry out an inspection to identify the repairs required.		<i>Item</i>		
10.2	Provide safe and secure access for executing repair works and subsequent re-inspection by the Contract Administrator.		<i>Item</i>		
10.3	Allow the Provisional Sum of £2,000 for executing repairs to the 2nd floor flat roof causing water penetration into the South core staircase to be used only under the written instruction of the Contract Administrator.		PS		£2,000.00
10.4	On the main roof, carefully dismantle and set aside existing cream-coloured cladding panels situated adjacent to the South core staircase Automatic Opening Vent (AOV), to enable inspection and identification of defects by the Contract Administrator, and allow for later reinstatement.				
10.5	Allow the Provisional Sum of £1,500 for executing repairs at main roof level to stop water penetration into the top floor South core staircase landing adjacent to be expended only under the written instruction of the Contract Administrator.		PS		£1,500.00
	TOTAL COST OF MINOR ROOF & EXTERIOR REPAIRS (Do not carry forward any totals in this section to the Form of Tender)				
11.0	<u>INTERIOR FABRIC REPAIRS</u>				
11.1	All internal common parts to the property are to be repaired as generally scheduled below.				
11.2	The Contractor is to note at the time of tender all cracks, damaged sections of plaster, loose sections of plaster and other defects in plasterboard and plasterwork, etc., to soffits, ceilings and walls throughout the communal areas and is to rake out/hack off and/or cut out as necessary and make good/re-tape and skim and rub down smooth and flush with surrounding areas and bring forward ready for decoration.		<i>Item</i>		

	Description	Quantity	Rate	Unit	Cost
11.3	Make good all textured coatings throughout the common parts affected by the works using matching materials and texture pattern. Prepare ready to receive new decorations.		Item		
11.4	Tape, joint, skim and prepare all new plasterboard to risers, electrical containment and ceiling perimeters in accordance with the manufacturer's recommendations ready to receive new finishes and decorations.		Item		
11.5	Apply new textured coatings to new plasterboard ceiling perimeters and electrical containment throughout the common parts using matching materials and to match the texture pattern of the existing. Prepare ready to receive new decorations.		Item		
11.6	To internal finishes on the South core staircase affected by water penetration in 3 locations (2nd floor mezzanine x 2 locations, and 7th/8th floors x 1 location), remove all loose and friable plaster and paintwork. Stabilise substrates using diluted PVA before making good affected plasterwork, bringing forward to match adjacent surfaces. Allow to dry and apply 2 No. coats of proprietary stain block in accordance with the manufacturer's instructions, and prepare ready to receive new decorations.		Item		
11.7	Price separately here for all making good of textured finishes, plasterboard/plasterwork and decorations to common parts affected by the replacement of flat front doorsets.		Item		
11.8	Allow the Provisional Sum of £12,600 (i.e. £350/flat) for all making good of plasterwork and touching in decorations to doorset surrounds inside flats affected by the replacement of flat front doorsets to be used only under the written instruction of the Contract Administrator. <u>Do not carry forward the prices for items 11.7 and 11.8 to the Form of Tender</u>		PS		£12,600.00
TOTAL COST OF INTERIOR FABRIC REPAIRS (Excluding prices for items 11.7 and 11.8)					
12.0	<u>INTERIOR DECORATIONS</u>				
12.1	All internal common parts to the property are to be redecorated. All surfaces previously painted are to be painted or otherwise finished all as generally scheduled below.				
	Preparation				
12.2	Prior to any painting, all paintwork to joinery and metalwork is to be thoroughly washed down, rubbed down smooth, filled as necessary and brought forward ready for decoration.		Item		

	Description	Quantity	Rate	Unit	Cost
12.3	Treat all areas of water-stained plaster and painted woodwork with 2 No. full coats of good quality proprietary stain block in accordance with the manufacturer's recommendations.		Item		
	Painting				
12.4	Carry out complete internal painting of the common parts in accordance with the preambles for internal decorations.				
12.5	Allow for painting/coating all previously painted/coated areas using AkzoNobel Dulux Trade paints. Allow for applying 3 No. full coats to all areas. Include plastered and plasterboard ceilings and soffits, all walls, all doors, frames and architraves, skirtings, trims, frames and architraves and the like, windows, balustradings, etc., and all other areas which are previously painted/coated, including the two lift car interiors. All surface preparation and application of products shall be strictly in accordance with the manufacturer's recommendations.		Item		
12.6	Ceilings & soffits: 3 No. coats Vinyl Matt emulsion paint, white.		Item		
12.7	Walls: 3 No. full coats Vinyl Matt emulsion paint, colour TBC.		Item		
12.8	Painted timber: 1 No. full undercoat and 2 No. full top coats Satinwood, colour TBC.		Item		
12.9	All painted metalwork throughout the communal areas, including, but not limited to, all metal window frames, roof access stairs and balustradings throughout the North and South Core staircases, and glazed fire check lobbies and doors on the 4th and 6th floors: 3 No. coats AkzoNobel Hammerite Metal Paint in smooth finish, colour TBC.		Item		
12.10	Varnished/lacquered timber: rub down and re-coat all existing varnished/lacquered timber with 3 No. full coats of clear water-based satin varnish. Include for preparing and restaining all worn and damaged woodstained areas to match undamaged and unworn areas.		Item		
TOTAL COST OF INTERIOR DECORATIONS					
13.0	<u>SUSPENDED CEILINGS</u>				
13.1	All ceiling heights and setting out are to be agreed on site with the Contract Administrator.				

	Description	Quantity	Rate	Unit	Cost
13.2	Supply all materials and form new suspended plasterboard ceiling perimeters using 12.5mm thick plasterboard with metal support framings throughout communal corridors and lift lobbies on the 3rd, 5th and 7th floors to match the style and extent of the original ceiling perimeters. Install in strict accordance with the manufacturer's instructions and include for all supporting framework, hangers and trims, accessories, etc. Include for all fixings, and for taping and skimming all joints. Prepare and leave ready to receive new decorations.		Item		
13.3	Supply and fit new lay-in metal tile open cell suspended ceiling system complete in strict accordance with the manufacturer's instructions to replace all existing suspended mineral fibre ceiling systems and temporary plywood boarded ceilings throughout communal corridors and lift lobbies on the 3rd, 5th and 7th floors. Include for all perimeter trims, hangers, suspension brackets, main tees, cross tees and noggins, perimeter shadow gap profiles, etc. New metal suspended ceiling system: SAS International Trucell 800 Open Cell Ceiling system complete with 600 x 600mm tiles in 75 x 75 cell configuration, colour: RAL 9010, as available from SAS International, www.sasintgroup.com, tel: 0118 929 0900.		Item		
TOTAL COST OF SUSPENDED CEILINGS					
14.0	<u>CARPET AND FLOORING</u>				
14.1	Make good terrazzo floor using matching materials where affected by the removal of floor springs as a result of the replacement of south core staircase doors.	2	No.		
14.2	Thoroughly deep clean terrazzo all terrazzo flooring to steps, landings, strings and upstands throughout the North and South stair cores including to the 4th & 6th floor laundry room lobbies, and alternate escape fire check lobbies, using Lithofin MN Power Clean manufacture red by Lithofin AG. Dilute and deep clean all terrazzo in strict accordance with the manufacturer's recommendations, to remove all ingrained dirt and old polish, first carrying out a test sample clean for approval by the Contract Administrator.		Item		
14.3	After cleaning, thoroughly seal all terrazzo using Lithofin MN Stain-Stop manufactured by Lithofin AG, in strict accordance with the manufacturer's recommendations, first carrying out a test sample after cleaning for approval by the Contract Administrator.		Item		
14.4	State here all profit and attendance on the terrazzo sub-contractor, to include making good decorations, etc., after terrazzo restoration:		Item		
14.5	Deep clean vinyl flooring in laundry rooms on the 4th and 6th floors using a suitable proprietary product and in accordance with the manufacturer's recommendations.		Item		

	Description	Quantity	Rate	Unit	Cost
14.6	Properly prepare floor substrates and supply and lay new carpet tiles to floors and upstands in strict accordance with the manufacturer's instructions to replace all existing carpet tiles throughout the communal corridors and lift lobbies on the 3rd, 5th & 7th floors, including the two lift cars. New carpet tiles: Streetwise Design Colours range, colour TBC, by Gradus Limited tel. no. 01625 428922: https://www.gradus.com/floorcoverings/carpets/colourways/11695		Item		
14.7	Allow the Provisional Sum of £2,000 for any necessary repairs to the sub-floors prior to laying new carpet to be used only under the written instruction of the Contract Administrator.		PS		£2,000.00
14.8	Supply and fit new satin aluminium transition strips to all door thresholds throughout the common parts where there is a change in floor finish, including to all flat front door thresholds, the profiles and sizes of which are to match the existing.		Item		
14.9	Provisionally: supply and fit a new good quality barrier mat to neatly fit the existing matwell in the ground floor main entrance lobby, the style and thickness of which is to match the existing.	1	No.		
14.10	Include and state here all profit and attendance on the carpet sub-contractor, including making good decorations, etc., after laying:		Item		
TOTAL COST OF CARPET AND FLOORING					
15.0	<u>PROTECTION, REINSTATEMENT & CLEANING ON COMPLETION</u>				
15.1	Upon completion of the works allow for thoroughly cleaning all dirt, paint and dust from all surfaces and floors throughout the whole of the common parts and lift cars, including all new surfaces, floor finishes, windows, mirrors, ironmongery, smoke vent louvres and grilles at heads of staircases and ends of corridors and any and all other surfaces and areas within the communal areas and areas used for site welfare and leave clean and tidy. This clean is not to be a 'builders' clean but a professional complete clean of all surfaces.		Item		
15.2	Allow for removing and protecting during works, and cleaning and polishing all existing plastic and metalwork, including all ironmongery, door furniture, handrails and the like, and for securely re-fitting on completion.		Item		
TOTAL COST OF PROTECTION, REINSTATEMENT & CLEANING ON COMPLETION					
16.0	<u>CONTINGENCY</u>				
16.1	Allow the Provisional Sum of £35,000.00 as a contingency sum for works found necessary during the course of the work to be used only as expressly instructed by the Contractor Administrator.		PS		£35,000.00

	Description	Quantity	Rate	Unit	Cost
	Carry forward sub-totals from each section to the Tender Summary Page overleaf, except where instructed otherwise.				