

Specification for Refurbishment of Summer House

MRS GELL'S ALMSHOUSES

22-26 SWAKELEYS ROAD

ICKENHAM UB10 8BG

Martin Seignot BSc (Hons)

I2C DESIGN LTD BUILDING SURVEYORS | 71 PLAITERS WAY BIDWELL LU5 6JZ

General Matters

The Employer / Client:

The Trustees

Mrs Gell's Almshouses

The Contractor:

The person or persons contracting to carry out the works specified

The Consultant:

Martin Seignot BSc (Hons)

Building surveyor

i2c design ltd building surveyors,

71 Plaiters Way, Bidwell, Bedfordshire LU5 6JZ

Tel: 07788 555 222

Email: martinseignot@hotmail.co.uk

Site Address:

Mrs Gell's Almshouses

22-26 Swakeleys Road

Ickenham UB10 8BG

Scope of works:

Refurbishment of Summer house

Drawings:

To be confirmed

Payment:

On completion of the works unless stage payments agreed with consultant prior to works commencing

Insurances:

Contractors amount to be insured for any one claim arising from one event:

Public liability £2 million, Employers liability £10 million.

Before starting on site contractor to submit documentary evidence and/or insurance policies

Access to premises:

Arrange with the nominated person or surveyor

Contact:

Nominated person

Use of facilities:

Electricity:

Can be used

Water supply:

Can be used

Washroom and toilets:

To be agreed

Working period:

Start date:

To be agreed

Finish date:

To be agreed

Working hours:

Monday – Friday. Work can start on site at 08.00 and must finish by 17.30 hours

Saturday. By prior agreement with consultant between the hours of 08.00 – 13.00 hours

Occupation of premises:

The premises will be unoccupied

Insurances, Health & Safety

The successful contractor to provide evidence of a current insurance policy for public liability and employers liability prior to commencement on site and to provide all necessary method statements and risk assessments. Contractor to observe H M Government published guidelines 'Working safely during Covid-19 in other people's homes' at all times.

Preamble:

Works are to be carried out so as to cause as little inconvenience as is practical to residents and adjoining owners. The successful Contractor will be required to ensure that all basic facilities are maintained at all times, and particular care must be taken to keep dust, rubbish, noise and other disruption to a minimum.

Contractor's prices shall include for making good and properly reinstating all disturbed surfaces, carting away and proper disposal of all debris; on completion Contractor to remove all plant and unused materials and thoroughly clean all affected areas internally and externally so as to leave site clean and tidy.

All works are to be carried out in accordance with all relevant Regulations, British Standards and Codes of Practice current at the time of the execution of the works. All materials and items are to be installed in strict accordance with the Manufacturer's requirements and instructions.

Where new equipment, appliances etc. are installed, the Contractor is to provide the Employer with all relevant warranties / guarantees, user instructions etc.

General Requirements

Significant hazards of the design/work

None identified.

Regulations

All works are to be carried out in accordance with all relevant Building Regulations, British Standards and Codes of Practice current at the time of the execution of the works, including the requirements of statutory authorities

Materials

All materials and items are to be applied and installed in strict accordance with the manufacturer's instructions and requirements.

Execution generally:

Fixing: Fix, apply, install or lay components securely, accurately, plumb, neatly and in alignment.

Colour batching: Do not use different colour batches where they can be seen together.

Dimensions: Check on-site dimensions

Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty or out of tolerance

Proprietary Products:

Products generally:

Source: Obtain products of each type from the same source or manufacturer.

Quality: Consistent kind, size, quality and overall appearance.

Substitution: Report to consultant any proposed substitution of specified products together with the reason for substitution and/or samples of substituted products. Do not proceed until response received

Concrete

All concrete and formwork to BS8110: 1997 and generally accepted good building practice

Steelwork

Steelwork to be Grade 43 to BS4449

Timber

All new timber to be graded softwood of minimum strength class C24, unless otherwise indicated

All new timber to be vacuum treated. All surfaces of timber cut on site to be protected by preservative

Moisture content of timber at erection to be not more than 24%

Store new timber under cover and clear of the ground

All fixings into timber (nuts, bolts, nails, toothed plates, framing anchors, hangers, straps etc to be galvanised

Place washers under all bolt heads which bear directly onto timber

Undocumented defects.

Undocumented defects in existing work to be immediately reported to consultant when discovered. Affected related work not to proceed until response received.

Value Added Tax

Where the contractor is VAT registered, the VAT is charged at the current rate of 20% unless the works are zero rated or rated at a reduced rate.

Preliminaries

Allow an amount for Preliminaries to do with the day-to-day management of the site. This should include:

- Insurances
- Disbursements
- Site preparation and set-up
- Site equipment hire if required
- Skip hire and rubbish removal

Specification and Scope of Works

Refurbishment

- Strip out existing sink unit and worktop and dispose
- Strip out existing plasterboard ceiling with textured coating
- Strip out existing floor coverings and dispose
- Take up existing block paved flooring and sharp sand bed
- Remove all loose and flaking paint from walls
- Carry out Helibar repairs to cracks in end gable wall
- Lay new damp proof membrane on existing concrete floor
- Lay 50mm Celotex solid insulation on top of DPM
- Lay tongue and groove chipboard on top of insulation to create level floor
- Provide sheet vinyl floor finish
- Supply and fit 3mm tanking membrane to all internal walls secured by fixing plugs
- Supply and fit 25mm moisture resistant insulated plasterboard foam fixed to tanking
- Plaster skim coat to walls
- Supply and fit 2no passive vent covers
- Supply and fix new timber skirtings
- Supply and fix new plasterboard ceiling
- Plaster skim coat to ceiling
- Provide roof access hatch with catch
- Lay 275mm quilt loft insulation
- Install 3no new timber double glazed windows to specification used for the timber double glazed to the rear elevation of the Almshouses. Design of opening and glazing bars to be confirmed with conservation officer
- Renew the existing single glazed floor to ceiling windows with double glazed units modifying rebates as required.
- Supply and fit new sink unit with inset sink and mixer tap. Design to be agreed including additional base unit and worktop
- Provide full decorations. Mist coat and two full coats white Dulux emulsion to ceiling and mist coat and two full coats emulsion pint to new plasterboard walls

Electrical

- Allow for mains hard wired smoke alarm in the summer house
- Supply and fix 4no double sockets recessed into plasterboard walls
- Supply and fit 6no LED downlights with new switch
- Supply and fit 2no wall electric panel heaters and timers. Location to be confirmed

- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE current edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person, registered with an electrical self-certification scheme, authorised by the Secretary of State; the competent person is to send to the relevant local authority a self-certification certificate within 30 days of the electrical works' completion; the Employer must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate; all wiring is to be concealed where practical and any surface runs are to be enclosed in white PVC mini-trunking, properly fitted and supported; any buried cables are to be fully enclosed and protected in a suitable conduit system

Contingency

- Allow **£2000.00** as a contingency sum

Form of Tender

To: The Trustees

Mrs Gell's Almshouses

Firm price quotation refurbishment of summer house

Mrs Gell's Almshouses

22-26 Swakeleys Road

Ickenham UB10 8BG

Item	Description	Unit	Qty	£ - p
A	Preliminaries			
B	Refurbishment Works			
C	VAT (if VAT registered) on above works			
D	Contractor Price			
E	Contingency			2,000.00
	Contractor Total Price			

SIGNED

NAME

DATED

COMPANY