

Mitre House -124 Kings Road,  
London, SW3 4TR

		Specification of Works:				Tendered Cost	Sub Totals	Comments
		<b>Preliminaries</b>						
A32/110		Management and staff				£ 6,000.00		
A34/140		Construction Phase H&S Plan				£ 606.00		
A34/430		Waste Removal				£ 700.00		
A36/230		Site Accommodation				£ 3,200.00		
A36/420		Lighting and power				£ 1,500.00		Includes temporary lighting
A36/430		Water				£ -		N/A
A37/115		H&S File				£ 300.00		
							£ 12,306.00	
		<b>PART 3</b>						
		<b>THE WORKS:</b>	£					
Co-ordination of Works	A	Due consideration must be given to the residents whilst the work is being undertaken and residents are not to be inconvenienced by the work. Flat entrance door redecoration must be planned and carefully co-ordinated.						Noted
	B	Work will need to be carefully co-ordinated at all times to ensure continued access, so that residents remain largely unaffected by the internal work, in particular during evenings and at weekends.						Noted
Access Schedule	C	A detailed schedule that is kept up to date on an on-going basis should be kept on site by the contractor, indicating when access has been arranged for the flat entrance doors to be redecorated, and when letters have been sent to individual residents/flats, for later referral should there be disputes over notification to residents during the course of the work.						Noted & included
Protection	D	Proper and adequate signage fixed in position is to be provided where there are wet paint surfaces and areas are to be properly taped off where necessary.				£ 150.00		
		Proper protection must be provided to all existing fixtures and fittings and surfaces such as flooring and tiled flooring so that none are adversely affected by the works. Areas must be kept clean and tidy on a daily basis and all debris must be removed as it is accrued. The storage of materials etc. is not allowed on stair or landing areas and the stairwells must not be compromised as means of escape routes.						Included below
		The contractor must allow, as mentioned, to provide and lay all necessary sheeting and protection on a daily basis to ensure that the floors and floor coverings are kept clean and tidy. Daily dusting down and vacuum cleaning will be expected.				£ 1,000.00		
Supplies	E	Water and electricity supplies will be made available to the contractor on site free-of-charge, but the contractor is responsible for temporary distribution and for its removal and making good upon completion.						Included within Prelims
Schedule of Condition	G	A photographic schedule of condition of the site office/storage/welfare area should be taken by the Contractor prior to use.						Noted & included
Fixtures & Fittings	I	The contractor is specifically requested to remove fixtures and fittings prior to decoration and to fully reinstate upon completion. Any wired in fittings such as light switches are to be loosened to allow proper decoration and immediately re-fixed. If fire extinguishers are lifted to allow decoration, then they must be retained in the vicinity and re-hung as soon as possible after completion of works.						Included within Prelims
Health & Safety	J	Comply in all respects with Health & Safety legislation requirements of the CDM Regulations and follow the construction phase pack provided by the H&S Consultant.						Included within Prelims
		The contractor is to include for all necessary access to safely undertake works at high level.				£ 250.00		
Asbestos	K	The contractor should be aware of the asbestos register and the presence of ACM's internally. Allow here to instruct an R&D survey if required.				£ 600.00		
							£ 2,000.00	
		<b>HEALTH &amp; FIRE SAFETY WORKS</b>	£					
Generally	A	As preconstruction information the Health, Safety and Fire Risk Assessment dated 27/07/2021 is appended to this specification which should be referred to accordingly for review by the Contractor, and their on-site staff before undertaking any work on site. All works are to be undertaken in accordance with Control of Asbestos Regulations 2012 and current statutory legislation HSG 264 Asbestos: The Survey Guide provided by the HSE.				£ 5,000.00		Provisional Sum - Subject to survey.
Electrical Intakes		Allow to remove existing lids to electrical intakes and contract new lockable and fire compliant timber intake cupboards with a timber moulding trim. Colour, TBC. See H&S report.	CLIENT TO CONFIRM COLOUR	SEE INTERIOR SAMPLES DOC		£ 1,376.40		3no allowed, i.e. 1no per lobby.
Emergency Lighting		Allow here to test all emergency lighting.				£ 180.00		
Electrical Test		Undertake electrical test to the communal lighting within the block (main staircase and rear means of escape) by an NICEIC approved electrician. Provide test results to the CA.				£ 330.00		
		Allow a Provisional Sum of £1,500.00 for any associated works following the electrical testing.				£ 1,500.00		
Fire Signage		Remove existing fire signage to allow decoration. Leave temporarily in place for the duration of the contract.				£ 104.50		
		Allow the Provisional Sum of £500.00 for the fire extinguisher supplier to inspect and replace all firefighting signage and action plans. Sum to be instructed by the CA. See H&S report.				£ 500.00		

Main Entrance		Allow to properly seal the main entrance door adjacent to the floor slab.				£	250.00		Provisional Sum
Anti-Arson Letterbox		Allow to supply and fit an anti-arson letter box to the internal face of the main entrance door.				£	254.10	£	Allowed PC Sum of £150.00 for supply.
								£	9,495.00
		PREPARATION	£						
Internal walls and ceilings	A	Allow to remove all redundant signage and unused fixings, making good where required. To be directed by the CA.				£	112.00		
		Allow a Provisional Sum of £1,000.00 to carry out any necessary plaster repairs to provide a smooth surface prior to decorations commencing. This is to include chases for new wall lights to main entrance hallway.				£	1,000.00		
Internal woodwork	B	Remove all handrails mounted below the dado rails to the main entrance hallway and retain for use elsewhere and if required. Allow to make good fixing holes.				£	112.00		
	C	Allow to remove all handrails mounted to the inner stone balustrades, and fix to the outer walls. Make good fixing holes using a suitable resin, to match the existing colour.				£	892.80		Allowed PC Sum of £250.00 for supply of new ironmongery.
		Allow a Provisional Sum of £500.00 to adapt the handrails to ensure they fit properly to the locations stated above.				£	500.00		
	D	To all internal woodwork including skirting boards, bannister handrails, flat door frames and surrounding panelling, fire exit doors, entrance lobby glazing, etc., allow to make good any chips and cracks, sand down and leave ready for decoration.							Included within redecorating costs
	E	To both faces of main entrance door and frames, allow to remove all ironmongery and brassware, carry out splice or resin repairs to the frame and architrave as required, sand down and leave ready for decoration.				£	350.00		Provisional Sum
Repairs to Floors, Stairs, Handrails, Lift Bases & Windowcills	F	There are several cracks to the Terrazzo tile flooring and steps. Allow here for all repairs necessary following your inspection using the appropriate resin or stone glue products. Allow for a specialist sub-contractor to undertake these works if necessary.							Included within Marbleshine's quote for cleaning.
	G	Allow here for any repairs required prior to specialist cleaning.							Included within Marbleshine's quote for cleaning.
Timber Panelling	H	There are timber panels which have been fitted over the Pyro bell glass panes to Flats 2 & 7, which will need to be removed and any damage made good. This is to be directed by the CA. See H&S report.							Included within Item A Page 2
		Allow a Provisional Sum of £1,000.00 for replacing any cracked glass panes on removal, renewing pullies or other miscellaneous repairs.				£	1,000.00		
Boxing Exposed Pipework	I	Allow to box in all exposed pipework to the ground floor corridor and leave ready for decoration.				£	512.40		
		There are several plastic pipes which currently house wiring. These are to be removed and the wires put into trunking, to be neatly concealed into corners/edges and decorated to blend in with the surrounding walls.				£	500.00		
Critical Windows & Fire Exit Doors	J	Allow here to scrape back any flaking or defective paint and generally prepare all surfaces prior to decoration.							Included within redecorating costs
		Allow to test and overhaul ironmongery where required.				£	300.00		
		Replace any cracked glass panes, including Georgian wire panes to fire doors. A specialist glazer may be required where stained panels require replacing.				£	500.00	£	5,779.20
		REDECORATION WORK	£						Provisional Sum
Walls & Ceiling Decoration	A	Allow to thoroughly wash down all previously painted walls and ceilings. Remove all loose and defective paintwork and feather off edges. Undertake raking out and fine filling of any plaster cracks and leave ready to redecorate.							Included within redecorating costs
		Contractor Note: The contractor is to provide paint samples for review by the CA and client prior to ordering materials.		CLIENT TO CONFIRM COLOUR	SEE INTERIOR SAMPLES DOC	£	125.00		
	B	Allow to protect / loosen / remove all light fittings, emergency spotlights, smoke detectors, PIR's, break glass units, socket outlets, switch plates, cover plates, signage etc. to enable decoration to be carried out and reinstated upon completion.				£	250.00		
	C	Allow an extra over cost here for providing and applying an extra coat of emulsion to walls and ceilings where these have been skim-plastered.				£	269.00		
	D	Allow to apply 1No. undercoat and 2No. full topcoat to all walls and ceilings, including underside of stairs and plaster mouldings.				£	5,418.00		
		Allow for Dulux Easycare or equivalent Colours and schemes, TBC		CLIENT TO CONFIRM COLOUR	SEE INTERIOR SAMPLES DOC	£	125.00		
		Contractor Note: The contractor is to provide paint samples for review by the CA and client prior to ordering materials.							
Joinery Decoration	E	Allow to mark or remove and set aside for re-use any ironmongery, fixtures, fittings, signage etc. and to re-fix on completion. Lightly sand, wash, rinse and leave dust free all joinery surfaces previously varnished or painted, including but not limited to flat entrance doors and surrounds (external face only), external entrance door and surrounds (inside face only), handrails, etc.							
		Internal Woodwork							

	F	Allow to apply 2No coats of Dulux Trade Wood Varnish. Stain colour, TBC.		CLIENT TO CONFIRM COLOUR		£ 5,136.00		
		<b>Critical Windows &amp; Fire Doors</b>						
	G	Allow to apply 1No Dulux Weathershield oil based undercoat and 2No finishing coat in satin. Colour, TBC.		CLIENT TO CONFIRM COLOUR		£ 2,489.00		
Easing & Adjustin	H	Following redecoration of the internal and external doors allow to ease and adjust to ensure correct working order.				£ 300.00		
Stairs, Handrails	J	Following repairs, allow to carry out specialist restorative cleaning, polishing and sealing of all Terrazzo floors and other stone items including the lift bases, stairwell handrails and windowcills.				£ 14,091.60		Based on Marbleshine's quote dated 18th May 2021. Add a further £390.00 for sample.
		<b>LIFT CART AND ENTRANCES</b>	£				£ 28,203.60	
Generally	A	Allow to strip out all cork panelling to ceiling and beneath mirrors, all mirrors and coir mat to floor.			SEE INTERIOR SAMPLES DOC	£ 7,500.00		Provisional Sum - all works to the lift car are normally carried out by the client's lift company, as this will involve rebalancing the lift due to any change of weight in the lift car. They can also carry out all repairs within the lift report.
Lift Cart Walls	B	Allow to fit a full width mirror to the front facing wall, starting 1,000mm from the floor up to the ceiling junction.						Included above
		To the base of the mirror and to the left and right hand walls, allow to fit timber wall panelling. Colour, TBC		CLIENT TO CONFIRM COLOUR				Included above
		To all three walls, allow to fit a brass handrail, 1,000mm from the lift cart floor.						Included above
Lift Cart Ceiling	C	Allow to fit single sheet panel, with 4No holes for new downlighters. Colour, TBC.		CLIENT TO CONFIRM COLOUR				Included above
Lift Cart Floor	D	Allow to lay Amtico vinyl flooring. Range and colour, TBC.		CLIENT TO CONFIRM COLOUR				Included above
Lift Doors & Gates	E	Allow to thoroughly clean down the lift doors including internal gates and surrounds/frames to all floors with non-abrasive detergent to remove grease and dirt, and give a general overhaul where required as the doors have been reported to make noise when opening/closing.						Included above
	F	Allow to prepare and paint all faces of the lift doors including internal gates and surrounds and thresholds to all floors with a specialist spray coating system, to be carried out in situ. Colour, TBC.		CLIENT TO CONFIRM COLOUR		£ 2,500.00		Provisional Sum - Lift Company to carry out.
Internal Cages To L	G	Remove semi-circular arch detail to the lift entrances on all floors.				£ 148.20		
		Thoroughly clean down the lift caged to all floors with non-abrasive detergent to remove grease and dirt. Consider the use of steam cleaning if appropriate.				£ 478.00		
		Allow to prepare and paint all exterior lift cages with a specialist spray coating system or by hand, whichever is more appropriate as this is to be carried out in situ. Colour, TBC.		CLIENT TO CONFIRM COLOUR		£ 2,212.92		
		<b>BASEMENT</b>						
Entrance Door	A	Allow to replace the existing door, ironmongery and locks and paint with 2No coats of Dulux Trade Weathershield wood paint. Colour, black.				£ 596.40		£250.00 for supply of door & ironmongery.
Decorations	B	Coat all exposed brick walls with to basement areas with 1No coat damp seal and 2No coats Dulux Trade Weathershield masonry paint. Colour, white.						
		<b>PRICE HERE - DO NOT CARRY OVER TO TENDER COLLECTION</b>	£1,345.00					
Electrical	C	Allow to test and remove all redundant wiring and neatly clip back any loose wires to the walls.				£ 738.00		
	D	Allow to fit an additional ceiling light, to be activated with a PIR sensor but with an overriding switch.				£ 510.00		
Void At Pavement Level	E	There appear to be a void at pavement level, potentially from a historic coal chute, which is allowing water to enter the basement area. Allow to infill with concrete or equivalent and seal.				£ 500.00	£ 15,183.62	Provisional Sum
		<b>ELECTRICAL WORKS</b>	£					
Decorative Lighting	A	Allow for replacing existing ceiling light fixtures with new fittings and PIR sensors but with an overriding switch, to be chosen by the client. Allow to price for fitting only. Ensure all new fittings are properly centred to the ceiling and any holes made good.		CLIENT TO CONFIRM LIGHT FIXTURES	SEE INTERIOR SAMPLES DOC	£ 1,122.00		
	B	Allow to wire two new wall light fittings opposite each other, to the main entrance hallway, as directed by the CA. Chasing out is permitted as this will be made good as part of the decorative works below. Price for fitting only.		CLIENT TO CONFIRM LIGHT FIXTURES	SEE INTERIOR SAMPLES DOC	£ 670.00		
Communal Lighting Adjacent to Lift Entrances	C	Replace all light fixtures to hanging adjacent to the lift entrances at each floor with more modern fittings. Price for fitting only.		CLIENT TO CONFIRM LIGHT FIXTURES		£ 200.40		
	D	The existing wiring runs through the lift shaft, and should be redirected so that it is properly concealed but accessible for maintenance when required.				£ 5,927.20		Includes a Provisional Sum of £1000.00 for BWIC

