

Mitre House, 124 Kings Road, London SW3 4TP

Marble Restoration

External marble step and threshold:

To chemically deep clean using a concentrated liquid marble cleaner to the best possible results give the discoloration, machine re-surface through an appropriate abrasive disc range to leave a smooth honed finish, rinse through using a neutral cleaner, and allow to dry before apply a natural stone impregnator to seal the stones using machines that have very good Dust extraction especially for the fine dust.

£441.00

Terrazzo dado wall lining to inner stairwell:

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, rinse through using a neutral cleaner and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

£3,930.00

Windowsills to 3rd, 2nd and 1st floors:

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, rinse through using a neutral cleaner and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

£944.00

Terrazzo treads, risers and stringer course – 3rd to Ground floor:

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, make good a sand where necessary using a 2 part epoxy to the best possible colour match, adding appropriately sized marble chippings where possible and allow to cure before honing off to a smooth flush finish, rinse through using a neutral cleaner, and allow to dry before applying 2/3 no., coats of a prepared emulsion sealer

£4,387.00

Terrazzo landings and entrance hallways 3rd – Ground floor:

To chemical strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, make good as and where necessary using a 2 part epoxy to the best possible colour match, adding appropriately sized marble chippings where possible and allow to cure before honing off to a smooth flush finish, rinse through

QUOTATION/SPECIFICATION

Mitre House, 124 Kings Road, London SW3 4TP

using a neutral cleaner, and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

£4,874.00

We will cut out grout lines on ground entrance floor and other landings where necessary grout with new jasmine white.

Grout in horizontal and vertical lines that will be lost when floor Finished.

£760.00

General Items

Meter Cupboards:

To manufacture 3 no. meter cupboards with sliding doors

Painted in with walls to try and loose them .

£1,120.00

To attend site and fix meter cupboards

£460.00

Kick plates, Handles and Finger Plates:

To clean brass kick plates, handles and finger plates on

Entrance Doors and then re-varnish to avoid constant marks

From peoples hands,

£980.00

Brass flat door furniture

Doorknobs

Door Centre knobs

Letter plates

Bell push

Numerals 1 to 9

Entrance pull handles on plates

All the above to be approved from selection

£1,980.00

HANDRAIL

We will remove old base metal rail supply and fit new

Manufactured In brass rail will be cut to length with new stop

ends and wreaths allowing for use of existing brackets fitted

into terrazzo stone

£2,686.00

LIFT INTERIOR

To the lower half we will supply and fit veneered panel then

supply and fit mirror to top half of back wall, then put a brass rail

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along joint to protect and separate mirror and panel, and to side walls we will fit full height panels and top of rear wall we will fit diffuser to light fitting. Antico flooring to floor area and to wash down ceiling.

£1,860.00

ELECTRICS

To carry out periodic test to communal areas **£540.00**
Please note any requirements that arise from the periodic Inspection for updating electrical circuits to current BS7671 Standards will be quoted separately

To install two extra lights to ground floor hallway including Chasing concrete ceiling (including tower for safe working) **£395.00**

To supply and replace nine no time lag switches in hallways To p I r type (see pic) **£816.00**

Install high level p I r s to 1st and 2nd floor lobby areas including All chases to concrete ceilings **£418.00**

Lift switch we will contact engineers for replacement button panel And arrange service **£**

Door entry panel by front door can be changed for brass To bring it up to the same standard as rest of building **£208.00**

Hardwood woodwork

We will strip joinery with chemical strippers and wire wool Then soda and bleach to remove any watermarks, grease etc. To lightly sand and repair as necessary To finish using a low sheen hardwearing French polish

Main entrance doors and inner lobby doors need repairs using English oak to get as close as possible a match to existing doors Also we will re edge the door edges of inner doors prior to Finishing in a p u lacquer that will withstand weather and Heavy use by residents. **£7,540.00**

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PAINTWORK

SCOPE

Decoration: to ground and three floors. Entrance Hall, staircase, landing, lift lobby.

SPECIFICATION

Ceiling: Prepare, cut out loose and friable, including cracks. Make good, rub down to smooth surface. Spot prime including bare surfaces. When dry, apply two coats white vinyl matt emulsion to agreed colour white

Walls: Prepare, cut out loose and friable, including cracks. Make good, rub down to smooth surface. Spot prime, including bare surfaces. when dry, apply two coats contract emulsion in two no colours to be agreed with white dado line

Painted Woodwork: Prepare, wash down, make good, and rub down to smooth surface. Under-coat, finish coat

LIFT DOORS

Degrease and rub down ready to receive new paint applied by soft roller with two coats.

To mesh we will clean down with steamers and cleaning fluids then finish to match the rest of the lift.

Critical Windows

We will strip all paint from frames using special stripers and clean All handles and catches then service them ensuring all hinges and Lock work, ready for the new paint finish.

All labour and materials included in the Paintwork price of **£9,980.00**

Total Quotation: £44,319.00

ALL ABOVE PRICES PLUS VAT @ 20%

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Schedule of works:

We will start to strip sections of decorations and at the same time
We will start the electrics, and all the repairs to doors and frames.
Cleaning down of lift cages prior to starting any finishing work. This will take
Approximately 3 weeks, as we have to be aware of Residents moving about
Safely. We will then start to finish off decs, and polish up to a point ready for
Floors to be cleaned. We have chosen a method that will cause the least amount
Of dust and inconvenience to residents, with the best results to the floor at
This point, we will also be putting new door furniture back on and
Installing lift internals.
When floor is finished, we will complete last of the decorations and fit handrail
On stairs which will take approx. 4 weeks.

We have allowed approximately 8 weeks to finish all works.

OPTIONS:

PIGEON HOLE UNIT

To manufacture and fit unit (drawing for approval to be done)
Which will hide some of the pipe in corner of entrance near lift.
Painted to match walls £600.00
Or
Oak veneered option £1,200.00

This is a recommendation for security and safety

Install emergency lighting to stairwell from ground to 3rd floor
Possible rout via lift shaft cables to be contained in conduit with
Lights fitted externally on each change of direction on the stair
Case giving a safe rout out in the event of danger or power outs
Key switch to be located adjacent to landlords consumer unit.
Labour and materials £3,200.00
Light fittings p c sum £800.00

This is recommendation as block was purpose built

Fire detection system as this will be required in communal
Hallways by means of detectors and sounders £3,800.00

Cables

To supply cables from roof down back wall by Fire escape to each
Level then into each flat. £1,478.00

Digital aerial and splitter to connect cables coming from flats
Allowing free view TV. £679.00

[NB/tc15929R03: 3rd July 2012](#)

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On acceptance of this quotation we would require a deposit of 10% followed by a further 15% at the start of the job.

Thereafter stage payments at 30 day intervals.

We trust the above is acceptable and we look forward to your further Instructions.

Yours sincerely,

Neil Broadbent

Wade Design Partners Ltd