

Item	Remedial Works	Qty	Unit		
	ITEM				
1	CONTRACTORS PRELIMINARIES				
1.1	Contractor's Preliminaries: Contractor's preliminaries brought forward.			£12,765.00	£12,765.00
	Total carried forward to summary				
2	CONTINGENCY SUM				
2.1	Contingency Sum: to be expended only as directed by the CA in writing.	1	no	£5,000.00	
	Total carried forward to summary	1	no		
3	PROVISIONAL SUM				
3.1	Provisional Sum: to be expended only as directed by the CA in writing.				
3.2	Contractor to allow a Provisional Sum of £1,000.00 for all necessary masonry and pointing repairs.	1	no	£1,000.00	
3.3	Contractor to allow a Provisional Sum of £1,500.00 for all necessary sun tunnel repairs.	1	no	£1,500.00	
3.4	Contractor to allow a Provisional Sum of £1,000.00 for all necessary roofing repairs.	1	no	£1,000.00	
3.5	Contractor to allow a Provisional Sum of £1,000.00 for electrics repairs.	1	no	£1,000.00	£9,500.00
	Total carried forward to summary				
4	SITE SET UP AND SECURITY				

Item	Remedial Works	Qty	Unit		
4.1	The contractor will be responsible for establishing the full extent of the works and allow for the provision of all skips/containers as necessary for waste disposal as well as adequate supervision, insurance, hoardings and security provisions.	1	n/a		
4.2	The contractor will be responsible for providing suitable and accurate safety notices, fencing and lighting to ensure that the contractor's work areas are safe and secure. The adjacent carpark will remain open and in be use during the works. The contractor will be responsible for providing suitable and accurate safety notices, fencing and lighting to ensure that the contractor's work areas are safe and secure.	1	n/a		
4.4	All items to be stored on site are at the contractor's own risk.	1	n/a		
4.5	The existing fire escape routes for the building are to be maintained and kept clear during the contract period.	1	n/a		
4.6	The contractor is to provide a site office and welfare provisions for the duration of the works.	1	n/a		

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4.7	The contractor is to be responsible for ensuring that the work areas are all to be safely segregated during the contract. A clear and safe perimeter must also be maintained by the contractor beneath any high level works. Care must be taken to consider the safety of all contractors, council employees and members of the general public at all times.	1	n/a		
4.8	Access is restricted to the immediate vicinity of the works. Minimal site parking and storage is available. Pay and display parking is available adjacent to the site areas. Limited street parking is also available adjacent to the site areas. Prior to commencement on site the contractor is to confirm arrangements regarding deliveries to the location of the building. Contractor is to also confirm parking and storage arrangements prior to commencement on site, and the number of parking spaces they will require for skips and their operatives.	1	n/a		

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4.9	The contractor will be responsible for obtaining all permits, agreements, and licences necessary in the completion of the works. Allowance should be made to accommodate restrictions in accordance with these. Please note that the site is in central Oakham and is also in Oakham Conservation Area which may place additional restrictions on permits; licences and deliveries etc.	1	n/a		
4.10	The contractor must follow the mandatory requirements under the Work at Height Regulations 2005. The contractor will provide the following: 1. Details, of their Health and safety policy. 2. Risk assessments, Method Statements and safe systems of work. 3. Appropriate qualifications or accreditations. 4. Details of their public liability insurance cover, and whether they have been the subject of any formal health and safety enforcement action.	1	n/a		
	Total carried forward to summary				
5	ACCESS				

Item	Remedial Works	Qty	Unit		
5.1	<p>Allow for the supply, erection and striking of all necessary scaffold and all other high level access provisions required to safely undertake the works listed within the schedule. The contractor is to adjust, alter and on completion dismantle all elements and dispose of off-site. All scaffolding should be designed by a competent scaffold designer and agreed with the CA prior to commencement. The scaffold is not to be fixed into the masonry of the building and is to be independent of the building. The scaffold is to be tagged, alarmed. Supply and install safety netting if required before any work commences. Safety netting must comply with all legislation and is to be labelled and maintained throughout the duration of the works. NB. The Contractor shall visit site at tender stage to determine the type and amount of scaffold required to execute the works.</p>	1	n/a		

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5.2	The contractor must ensure that any independent platform used for (or for access to) construction work and from which a person could fall more than 2m is inspected in place by a competent person before use (and not more than seven days before use). Where it is a mobile platform, inspection at the site is sufficient without re-inspection every time it is moved	1	n/a		
5.3	The contractor is to provide all health and safety equipment to enable the works to be carried out safely. The pre-construction information document should be examined and the construction phase plan carefully compiled and submitted to CA prior to commencement on site	1	n/a		
5.4	The carpark will remain in operation and abuts the site, a roadway and footpath are in close proximity also. It will be the Main Contractors responsibility to ensure all relevant and appropriate security and access provisions are in place and well maintained throughout the duration of the works	1	n/a		
	Total carried forward to summary				

Item	Remedial Works	Qty	Unit		
6	ASBESTOS				
6.1	The Rutland County Council website indicates that the subject property was constructed in 2008. If asbestos is discovered in the site areas the contractor is to act in accordance with all the relevant legislation that applies to asbestos safety. All asbestos within the work area if discovered must not be disrupted or damaged. If any potential asbestos is discovered this should be reported immediately and works stopped.	1	n/a		
	Total carried forward to summary				
7	GENERAL				
7.1	Throughout the duration of the works allow to provide adequate protection to all internal and external elements which could be compromised. Allow to provide adequate protection to all areas affected by the works and all retained elements including but not limited to the EV chargers NB . Any damaged caused by the extent of the works will need to be replaced, made good and/or repaired as necessary.	1	n/a		

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7.2	All works items are to comply with the current Building Regulations.	1	n/a		
7.3	Carry out all works in accordance with the manufacturers recommendations and liaise as required throughout the duration of the works. On completion provide all guarantees/warranties available from the manufacturer in the name of the Client.	1	n/a		
7.4	All drawings are indicative only - exact dimensions and all setting out is to be agreed on site with the CA prior to commencement. Any queries or uncertainties relating to the proposals must be raised at tender stage otherwise the contractor will be deemed to have fully understood the proposals and costed them appropriately.	1	n/a		
7.5	Contractor to seek CA approval prior to ordering materials and commencing works and to agree all locations with CA prior to installation.	1	n/a		
7.6	Protect and adapt as necessary including but not limited to outlets/grilles, all services installations etc., leave in working order on completion.	1	n/a		

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7.7	All services connections including but not limited to electrical, plumbing, drainage, ventilation etc., are Contractor Design portions and should be designed and carried out in accordance with the Building Regulations.	1	n/a		
7.8	Contractor to visit site prior to tendering to ascertain the nature of all works required and raise any queries with the CA during the tender period.	1	n/a		
7.9	The contractor is to be fully responsible for their site for the duration of the works.	1	n/a		
7.10	The site is to be kept in a manner to meet all current regulations and to consider the uses of and occupancy of adjacent areas.	1	n/a		
7.12	The Contractor shall be deemed to have carefully examined all the contract documents and to have ascertained the full extent and character of the works and such methods appropriate for its execution.	1	n/a		

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7.13	Provide and maintain all necessary fencing, hoardings, scaffolding fans, planked footways, guardrails, gantries, scaffolding, hoists, and the like for the proper execution of the work, for the protection of the public and the occupants of the premises and for meeting the requirements of any local or any other authority and alter and adapt as necessary.	1	n/a		
7.14	Allow for any attendance, overtime or weekend working as necessary during the duration of the contract in order to maintain and meet the agreed programme, including the liaison with the occupiers and the Local Authorities during critical periods or work which may involve some disruption or disturbance during normal working hours.	1	n/a		

Item	Remedial Works	Qty	Unit		
7.15	Allow for disposal of all waste as it arises and to maintain good housekeeping and the public environment at all times. Allow for a tarpaulin to secure all skips to prevent wind blowing litter/ debris around the site areas and public environment as necessary. If a skip is to be stored outside of the fenced off site area in a car parking bay then the contractor is to also to allow for securely fencing off the skip as necessary.	1	n/a		
7.16	The contractor is to note that the site is opposite a church. The contractor is not to carry out any noisy works if a church ceremony including but not limited to a funeral procession, memorial etc. is occurring. The contractor is to be respectful and courteous of church ceremonies and take all necessary precautions at all times.	1	n/a		
	Total carried forward to summary				
8	EXTERNAL WORKS				
8.1	<i>Drawings - 1220111-01, 1220111-02, 1220111-03, 1220111-04,</i>				

Item	Remedial Works	Qty	Unit		
8.2	<p>CA to inform client 2 weeks in advance of the commencement of works on site. Client to remove Defibrillator, payment meters, hanging baskets and set aside. Client to reinstate defibrillator, payment meters and hanging baskets on completion. The client is also to install temporary signage relating to the nearest payment meters as 2no. payment meters will be within the site area. The EV charger is to remain in situ and the contractor is to ensure that the EV is protected throughout the contract. NB. Any signage relating to parking conditions and EV chargers is to be relocated and fixed to the Heras fenced site perimeter as necessary and left clearly visible and protected at all times. The contractor is to reinstate payment meter and EV charger signage as necessary on completion.</p>				
	Removal of defibrilator; BY CLIENT	1	no	-	
	Removal of payment meters; BY CLIENT	2	no	-	
	Removal of hanging baskets; BY CLIENT	2	no	-	
	Protection of EV charger	1	no	18.53	
	Relocation of signage	1	no	9.75	

Item	Remedial Works	Qty	Unit		
	Reinstatement of signage	2	no	19.50	47.78
8.3	The contractor is to remove the planter set it aside and protect it throughout the contract. On completion of works the contractor is to reinstate the planter. Remove all wall mounted fixtures and fittings and set aside for further client instructions. The contractor is to remove the existing 'Public Conveniences' and 'Church Street Toilets' signs and set aside for further client instruction. The contractor is to supply and fit 2no. new 'Public Conveniences' signs (1no. new sign on both the south and north elevations) and <i>provisionally</i> 1no. new 'Church Street Toilets' sign. (on the south elevation). Designs and positions to be agreed. Material is <i>provisionally</i> to be brushed stainless steel. Sizes of the new signs are to match the existing.				
	Removal of planter; SAFR	2	no	32.50	
	Reinstatement of planter	2	no	32.50	
	Removal of signage	3	no	24.38	
	New signage; public conveniences; SUBJECT	2	no	196.63	
	New signage; Church Street Toilets; SUBJECT	1	no	131.63	417.63

Item	Remedial Works	Qty	Unit		
8.4	Contractor to carefully and thoroughly clean down the roof, copings etc. and remove of all debris off site.	69	m2	210.28	210.28
8.5	Contractor is to remove the existing solar panels and solar water heating tubes complete and back to source. Dispose of offsite and make good all affected areas.				
	Removal of solar panel; 2.5m x 2.0m??	1	set	143.00	
	Electrical disconnections	1	no	178.10	
	Making good roofing inc slates; felt & batten if	1	mg	292.50	613.60

Item	Remedial Works	Qty	Unit		
8.6	<p>The contractor is to allow to remove <i>provisionally</i> 2.5 linear metres of defective stone copings as indicated on the drawings and replace them with new to match the existing. The contractor is to include for all necessary mechanical fixing methods as well as mortared bedding and perp joints. The new stone copings are to <i>provisionally</i> be edge bedded and left sound and secured. The contractors attention is drawn to the fact that 1no. defective coping on the north elevation specified to be replaced may be a springer stone. Therefore the contractor should also allow to remove the defective springer complete and replace with new to match the existing. ALLOWANCE FOR 2.5M COPINGS ONLY. ALL CORBELS ARE IN GOOD CONDITION</p>	2.5	m	1,216.15	1,216.15

Item	Remedial Works	Qty	Unit		
8.7	The contractor is to clear out the rainwater goods complete and dispose of all debris off site. The contractor is to repair all rainwater goods, gutters and downpipes etc. as necessary to leave all of the rainwater goods clear, free flowing and watertight. <i>Provisionally</i> allow to supply and fit leaf guards				
	Clean out gutters	15	m	68.25	
	Repair rainwater goods; ALLOWANCE FOR	1	no	48.75	
	NEW; Leaf guards	15	m	108.23	225.23
8.8	At the start and end of the works the contractor is to carefully and thoroughly clean down all elevations of the building including but not limited to masonry, canopy, soffits, windows and doors etc. height 3050mm; gable 4730mm; STANDARD PRESSURE WASHER & NOT A DOFF CLEAN	106	m2	340.28	340.28
8.9	The contractor is to include a <i>provisional</i> allowance of 15m2 for repointing masonry as necessary. Pointing to be undertaken in a mortar and colour to match existing. Exact locations to be determined on site. Contractor to measure on completion	15	m2	1,755.00	1,755.00

Item	Remedial Works	Qty	Unit		
8.10	The contractor is to suitably prepare and redecorate all previously decorated surfaces inc. but not limited to windows, doors, canopy, soffits, rainwater goods brackets, security shutters etc. to the main building with 3no. coats of good quality and appropriate paint. Colours are to <i>provisionally</i> match the existing. Paint specification to be agreed and is to be applied in strict accordance with manufacturer's guidance. NB. The contractor is to treat corrosion as necessary.				
	Windows; PRE-FINISHED	3	no	-	
	Doorsets; Externals; Single; both sides; DIS WC	1	no	114.27	
	Doorsets; Externals; Single half; boths sides;	1	no	166.73	
	Soffits; 1865x1800mm	3.5	m2	59.41	
	Rainwater goods; black aluminium; gutters	15	m	97.18	
	Rainwater goods; black aluminium; downpipes	12	m	95.94	
	Steel lintels - 350x1600mm	0.5	m2	15.47	
	Church st toilet sign; woodwork	1	no	45.50	
	Security Shutters	9	m2	171.28	765.77

Item	Remedial Works	Qty	Unit		
8.11	The contractor is to remove all unwanted weed growth and organic growth from the hardstanding's (including paving slabs and kerb stones). The contractor is to clean down the hardstanding's by pressure washing at the start and end of the works. Contractor to include for re-pointing of slabs and kerbs upon completion as necessary.				
	Clean down hardstangings	65	m2	210.21	
	Re-pointing of slabs	65	m2	547.95	758.16

Item	Remedial Works	Qty	Unit		
8.12	<p>As indicated on the drawings the contractor is to reinstate the raised kerb adjacent to the parking bay and payment meters. The contractor is to <i>provisionally</i> allow for 20m² for the paving slab works and 10 linear metres for the kerb stone works. Contractor is to retain 1.5 linear metres of dropped kerb (excluding splayed kerb stones) for disabled access. As indicated by the drawings the contractor is to uplift all paving slabs in the vicinity as necessary and set aside. Allow to replace all defective paving slabs and kerb stones with new to match the existing. Prepare and lay new compacted subbase. Reinststate and lay new paving slabs and kerb stones as necessary. All paving slabs and kerb stones (new and retained) are to be left sound, secure, flush and all laid to appropriate falls for drainage and access. Thresholds are to remain level and flush. Include for all drainage works, drainage connections are to be left watertight and laid to appropriate falls. Include for uplift</p>				

Item	Remedial Works	Qty	Unit		
	Paving flags (56no)	20	m2	2,591.88	
	Kerb stones (11no)	10	m	1,731.60	4,323.48
8.13	Reinstate previously set aside/ relocated parking conditions and EV charger signage and/or wall mounted fixtures and fittings. Positions to be agreed. Leave secure. INC ABOVE 8.2	1	n/a	-	-
8.14	OPTION COST - The contractor is to provide an option cost to design, supply and install new LED lighting inc. EML function and PIR sensors to adequately serve all external areas as necessary. £1,788.00	1		-	-
8.15	All works items are to comply with the current Building Regulations.	1	noted	-	-
	Total carried forward to summary				
9	INTERNAL WORKS				

Item	Remedial Works	Qty	Unit		
9.1	Drawings - 1220111-01, 1220111-02, 1220111-03, 1220111-04,				
9.2	All works items are to comply with the current Building Regulations.				
9.3	The contractor is to <i>provisionally</i> remove all 'PHS', 'Jangro' and 'Kimberley Clark wall mounted fixtures and fittings inc. but not limited to baby changing table, soap dispensers, paper towel dispensers, toilet roll holders, air fresheners, air purification systems etc. and set aside for further client instruction.				
	Baby changing table	1	table	9.75	
	soap dispensers	2	no	6.50	
	paper towel dispensers	1	no	3.25	
	toilet roll holders	5	no	16.25	
	Air Freshners; airscent burst	3	no	9.75	
	Air purification systems; biozone	1	no	3.25	48.75

Item	Remedial Works	Qty	Unit		
9.4	<p>In accordance with the drawings, strip out the Baby Change, Circulation Area, Cleaners Cupboard, Disabled WC, Female WC and Male WC accommodation complete and back to source inc. but not limited to wall mounted fixtures and fittings, wall tiles (<i>provisionally</i>), sanitaryware inc. concealed cisterns, 'Wallgate' Hand Wash Dryers (including associated surrounds and walls), urinals, urinal screens, back-to-wall WC pans, wash hand basin, baby changing table, Disabled WC 'Ropox' changing bed, Disabled WC shower, lighting, floor tiles (<i>provisionally</i>), personnel doors, sockets (<i>provisionally</i>), conduit (<i>provisionally</i>), cubicles and panels etc. Dispose of all arisings off site. Retain flooring as well as all infrastructure as necessary inc. drainage, wiring and plumbing connections ready for newly specified. Make good all affected areas and leave ready to receive newly specified. If infrastructure is not</p>				
	Hand dryers; Wallgate style	6	no	93.60	
	PIR; ceiling mounted	5	no	78.00	

Item	Remedial Works	Qty	Unit		
	Fused spurs	3	no	46.80	
	Fused sockets	9	no	140.40	
	Bulkhead lighting	3	no	46.80	
	Downlighters	5	no	78.00	
	Timer switch	1	no	15.60	
	Shower and rail	1	no	15.60	
	Electric door closer	1	no	15.60	
	3 no ceiling light pulleys	3	no	46.80	
	Removal of disabled electric hoist and changing table; making good; OPTION £195.00				
	Ropox disabled electric table; REMOVAL	1	set	97.50	
	Grab rails	4	no	13.00	
	Ceramic Wall Tiles	131	m2	2,072.20	
	Ceramic floor tiles	39	m2	663.00	
	Pipe boxings	2	no	32.50	

Item	Remedial Works	Qty	Unit		
	Cubicle partitions / doors	16.50	m2	182.00	
	Vanity sets; WALLGATE S	1	n/a	-	
	IPS panelling	22	m2	243.10	
	WC sets / cisterns	6	no	234.00	
	Wash hand basins	5	no	186.88	
	Urinals & Dividers	2	no	74.75	
	Doors	5	no	172.25	4,548.38
9.5	In the Cleaners Cupboard the contractor is to remove the twin slot shelving and brackets and set aside for further instruction. The Belfast sink and the tap in the Cleaner's cupboard are to be retained and the contractor is to allow to protect these as necessary throughout the works. The contractor is to leave the sink and tap in full working order on completion.				
	Shelving & Brackets	8	m	39.00	39.00

Item	Remedial Works	Qty	Unit		
9.6	<p>The Disabled WC panic alarm, Disabled WC hoist and Disabled WC RADAR toilet system are to be retained and are reported to be in working order at the time of tender. The contractor is to protect these throughout the duration of the works and leave the installations certificated and in full working order on</p>				
	Touch lock reset panel & emergency door release; RADAR	1	no	35.75	
	Ropox disabled electric hoist; SERVICE BEFORE WORKS AND AFTER	1	set	325.00	
	Panic alarm; removal; SAFR & reinstatement	1	no	35.75	396.50

Item	Remedial Works	Qty	Unit		
9.7	The contractor is to decommission and disconnect the main entrance electric security shutter but leave in situ safely. The manual security shutter is to be retained and is reported to be in working order at the time of tender. The contractor is to protect the manual security shutter throughout the works and leave it certificated and in full working order on completion.				
	Decommissions & disconnect internal Roller shutter door	1	set	71.50	
	External Manual shutter to be overhauled	1	set	97.50	169.00
9.8	OPTION COST - The contractor is to provide an option cost to remove the electric security shutter complete and back to source and make good all affected areas. £255.25	1		-	
	Isolation of electrics	1	no	-	
	Removal of roller shutter; internal	1	no	-	
	Making good	1	no	-	-

Item	Remedial Works	Qty	Unit		
9.9	The contractor is to remove the existing sun tunnels internal covers and translucent panels only, and deep clean all retained elements of the sun tunnels. Decommission, disconnect and remove the sun tunnels in built artificial lights, PIR sensors and extract ventilation systems complete and back to source. Make good all affected areas including plaster repairs and infilling penetrations/ vents/ grilles as necessary to leave the ceilings level and flush and ready to receive later specified decoration. Supply and fit new clear sun tunnel translucent panels (sizes to match existing) leave watertight.				
	Removal of sun tunnels; covers & panels	4	no	35.10	
	Disconnection of sun tunnel; electrics	1	no	143.00	
	Deep clean sun tunnels	1	no	97.50	
	Making good; ceilings - sw framing & plasterboard / skim	4	no	110.50	

Item	Remedial Works	Qty	Unit		
	Supply and install new clear sun tunnel translucent ; PS SUM FOR SUPPLY £660.00; VARIOUS OPTIONS AVAILABLE WHICH MAY OR MAYNOT BE SUITABLE. PRODUCT CAN BE ASCERTAINED ONCE WORKS ON SITE HAVE COMMENCED.	4	no	715.00	
	Removal of PIR sensors; INC ABOVE 9.40	1	no	-	
	Removal of extractor fans & ducts	3	no	143.00	1,244.10
9.10	Post strip out design, supply and install new mechanical extract ventilation systems complete for each individual WC room and the Baby Change. The new extract ventilation systems are to terminate externally c. 2.5m off ground level. Each WC cubicle is <i>provisionally</i> to be served by an extract vent. Include for all connections and switching.				
	Male WC	2	vents	552.00	
	Female WC	3	vents	828.00	
	Baby Changing	1	vents	276.00	
	Disabled WC	1	vents	276.00	1,932.00

Item	Remedial Works	Qty	Unit		
9.11	Design, supply and install new LED lighting inc. EML function and PIR sensors throughout to adequately serve all areas (including Plant and Cleaners Cupboards). Positions and fittings TBA.				
	LED Lighting inc PIR controls	1	no	2,586.00	
	BWIC	1	no	71.50	2,657.50
9.12	The contractor is to decommission and remove the existing water cylinder from the Plant/ Electrical cupboard complete and back to source and make good all affected areas. The contractor is to also decommission and cap off all of the underfloor heating services connections throughout the subject property and make good all affected areas. The underfloor heating system plumbing and electrical services pipework and cabling is to safely remain in situ.				
	Removal of water cylinder	1	set	617.50	
	Decommsion of underfloor heating services; INC ABOVE	1	set	-	
	BWIC - Making good walls; floors & ceiling	3	m.good	110.50	728.00

Item	Remedial Works	Qty	Unit		
9.13	Design, supply and install new electric hot water system complete via point/ multipoint water heaters to adequately serve all outlets (new and existing) A new multipoint heater inc. all connections is preferably to be installed in the Plant/ Electrical Cupboard. Include for all necessary connections and for supplying and fitting 1no. new tap and connections in the cleaners cupboard sited adjacent to the existing tap. Design of new Cleaners Cupboard tap to be agreed with CA.				
	Multi point heater; 100ltr	1	no	2,035.50	
	Electrical connections	1	no	264.00	
	New tap; pipework to the cleaners cupboard	1	no	232.50	2,532.00

Item	Remedial Works	Qty	Unit		
9.14	Design, supply and install new electric wall mounted convector heaters throughout inc. all connections and switching to adequately serve all site areas. Leave in working order. New heaters are to be tamper proof and enclosed with brushed stainless steel guards. NB. Exclude the Cleaners cupboard and the Electrical cupboard. Designs to be agreed with CA Extraover for Dimplex heaters is £520.00				
	Male WC; Hyco	1	heater	954.00	
	Female WC; Hyco	1	heater	954.00	
	Disabled WC; Hyco	1	heater	954.00	
	Circulation area; Hyco	1	heater	954.00	
	BWIC	1	no	96.00	3,912.00

Item	Remedial Works	Qty	Unit		
9.15	In accordance with the drawings raise new full height blockwork partitions to serve the Male WC. Skim the new partitions as necessary to allow for hardwall finish for the new hygienic wall cladding to be fixed to. Additionally include for forming new opening and installing a new appropriately sized concrete lintel for D8.				
	Infill Opening; 450x2420mm; 1.09m ² ; single skin; plaster both sides; Infill Opening; 1600x2420; 3.88m ² ; single skin; plaster both	1	no	1,259.05	1,259.05
9.16	The contractor is to suitably prepare and redecorate all previously and new suitable decorated surfaces inc. but not limited to plastered, ceilings, Cleaner's Cupboard blockwork walls, windows, doors, soffits, joinery, loft hatch, security shutters etc. to the main building with 3no. coats of good quality and appropriate paint. Paint to be agreed and is to be applied in strict accordance with manufacturer's guidance. NB. The contractor is to treat corrosion as necessary.	1		-	
	Ceilings	39	m ²	572.00	

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	Walls; Block; CLEANERS CUPBOARD ONLY	12	m2	149.50	
	Windows	1	n/a	-	
	Loft hatch & frame	1	set	39.00	
	Doorsets; Extneral single; INC EXTERNALS	1	set	-	
	Doorsets; Extneral double; INC EXTERNALS	1	set	-	
	Doorsets; Internal; Single	5	set	708.50	
	Fascias; NOT APPLICABLE	1	m2	-	
	Soffits; INC EXTERNALS	1	m2	-	
	Roller shutter doorsets (both sides)INC EXTERNALS	1	m2	-	
	Pipework	1	item	39.00	
	BWIC - Making good walls; floors & ceiling	1	areas	97.50	1,605.50

Item	Remedial Works	Qty	Unit		
9.17	<p>In accordance with the drawings remove doors complete and dispose of off site. allow to supply and fit 5no. new appropriately sized internal solid paint grade 3G timber door sets complete to each opening. The new vision panels are to <i>provisionally</i> be Georgian wire and obscured/frosted. All ironmongery and signage is to match the existing. Colour is to provisionally match the existing. Also include to rehang the doors as necessary to ensure the Baby Change and Female WC doors opens inwards as indicated by the drawings. The contractor is to confirm and ensure that there is no catching and that the Baby Change door and baby changing table do not hit each when the baby changing table is in use.</p>				
	D2; 926 x 1980/2015	1	set	632.78	
	D3; 926 x 1985/2010	1	set	658.78	
	D4; 926 x 1985 / 2010	1	set	765.70	
	D5; 926 x 1980 / 2005	1	set	730.28	

Item	Remedial Works	Qty	Unit		
	D8; 926 x 1980/2005??	1	set	861.25	
	BWIC	1	no	97.50	3,746.28
9.18	<p>Prepare all walls and supply and securely fix new hygienic wall cladding (Whiterock or similar approved). Colours to be agreed. Post strip out preparation works are to <i>provisionally</i> include skimming the walls as necessary to allow for hardwall finish for the new hygienic wall cladding to be fixed to. NB. Don't allow for the walls where the later specified wall panelling is to be located and the Plant/ Electrical Cupboard and Cleaners Cupboard walls. In the first two weeks of the contract period the contractor is to investigate and confirm whether the existing wall tiles are sound and can remain in situ. If the existing wall tiles are to remain and the hygienic wall cladding is to be fixed on top of the existing wall tiles the contractor is to accept the risk for this.</p>				
	PVA; Hardwall & Skim to wall; OPTIONAL	131	m2	4,225.00	

Item	Remedial Works	Qty	Unit		
	Male WC; whiterock	31.25	m2	2,241.53	
	Male WC; lobby; whiterock	11	m2	789.10	
	Female WC; whiterock	31	m2	2,223.65	
	Baby Changing	11.5	m2	825.18	
	Disabled WC; whiterock	26	m2	1,865.18	
	Circulation Area; whiterock	20	m2	1,434.55	
	BWIC	1	nr	-	13,604.18
9.19	<p>Allow to supply and fit full height Venesta Rapiduct SGL panelling system complete, colours to be agreed, to the walls abutting all WC pans and urinals as necessary. Include for all necessary works inc. timber framing as well as adapting the panelling to suit the new sanitaryware and connections. Panelling system to be anti-vandal and inc anti-rust fittings and waterproof panels. NB. Exclude the Disabled WC. The panelling in the male WC does not need to run the full length of the wall that the urinals abut.</p>				

Item	Remedial Works	Qty	Unit		
	Male WC; Duct panelling to cubicles	1	set	1,235.00	
	Male WC; urinal dividers	1	set	845.00	
	Female WC; Duct panelling to cubicles	1	set	1,852.50	
	BWIC	1	set	13.00	3,945.50
9.20	As indicated on the drawings supply and fit new cubicle systems (Venesta Centurion SGL range or similar approved) inc. associated doors in male and female WC's only. Include for all ironmongery and locks. Colours to be agreed. Cubicle system to be anti-vandal and inc anti-rust fittings and waterproof panels.				
	Male WC	1	set	2,834.00	
	Female WC	1	set	4,498.00	
	BWIC	1	nr	195.00	7,527.00

Item	Remedial Works	Qty	Unit		
9.21	<p>In accordance with the drawings, supply and fit new ceramic wash hand basins set in vanity units (Venesta SGL and Contour ranges or similar approved) Basins <i>provisionally</i> to be semi recessed. Inc. for all connections and mastic works. Taps are to be mixer operated via sensors. Contractor to allow for all new connections and pipework complete to the stack inc. within voids as necessary. This includes 2no. inset white ceramic wash hand basins set in a vanity unit in the Male WC, 3no. inset white ceramic wash hand basins set in a vanity unit in the Female WC and 1no. white ceramic wash hand basin (not a vanity unit) in the Baby Change. NB. Contractor to provide samples for CA approval. Vanity units are <i>provisionally</i> all to be level and flush to be anti-vandal and inc anti-rust fittings and waterproof panels</p>				
	Vanity Sets				
	Male WC; 2set	1	set	910.00	
	Female WC; 3 set	1	set	1,579.50	

Item	Remedial Works	Qty	Unit		
	BWIC	1	nr	65.00	
	Wash hand basins; taps and fittings			-	
	Male WC	2	set	2,112.00	
	Female WC	3	set	3,120.60	
	Baby Change	1	set	1,152.00	
	BWIC; cut bowl apertures	1	nr	180.00	
	BWIC - Electrical flush sensor controls; spurs-ELECTRICAL	5	sets	853.13	9,972.23

Item	Remedial Works	Qty	Unit		
9.22	<p>In accordance with the drawings design, supply and fit new WC pan sanitaryware including the associated cisterns. This includes 3no. new back to wall, wall hung WC pans, with 3no. new toilet seats and covers as well as the associated separate cisterns and flushing mechanisms in the Female WC. In the Male WC include for 2no. new back to wall, wall hung WC pans, with 2no. new toilet seats and covers as well as the associated separate cisterns and flushing mechanisms. The associated cisterns and pipework is to be concealed behind the new wall panelling. Sanitaryware is to be Contour 21 range or similar approved. Flush operation is to be via sensors not manual. Inc. for all new connections, pipework and all fixings/ brackets. Leave secure and in full working order. NB. Contractor to allow for all new connections and pipework complete to the stack inc. within the voids as necessary.</p>				
	<p>Contour 21 range; WC pan; back to wall; Toilet seat/cover; cistern; flush operation via</p>				
	Male WC	2	sets	4,058.10	

Item	Remedial Works	Qty	Unit		
	Female WC	3	sets	6,088.20	
	BWIC - Electrical flush sensor controls - SUPPLY	5	sets	2,394.00	
	BWIC - Electrical flush sensor controls; spurs - ELECTRICAL	5	sets	787.50	13,327.80
9.23	In the Male WC supply and fit 2no. new urinals with sensor flushing mechanisms Inc. for fixings for all urinals and provisionally for 2no. urinal inlet spreaders. Additionally include for 2no. new urinal wastes and cisterns. Allow for replacing all connections and pipework with new and leave in working order. The associated cisterns and pipework is to be concealed behind the new wall panelling. NB. The height of the 2no. new urinals is to match the existing RHS urinal. At tender stage the contractor is to confirm where the existing urinal cisterns are located and confirm whether the wall abutting the urinals will receive new hygienic wall cladding or full height Venesta Rapiduct SGL panelling system complete as necessary. WHITE HYGIENIC CLADDING BEHIND URINALS				

Item	Remedial Works	Qty	Unit		
	BWIC - Electrical flush sensor controls; spurs - ELECTRICAL	2	sets	315.00	
	Urinals & pipework	2	sets	4,008.00	4,323.00
9.24	As indicated on the drawings, the contractor is to liaise with the cubicle supplier and allow to design, supply and fit 2no. new <i>provisionally</i> SGL urinal dividers inc. fittings. INC ABOVE 9.19				
9.25	In accordance with the drawings strip out the male WC low level boxing in beneath the urinals. The male WC urinal waste drainage connections are reported to leak, be defective, and not laid to appropriate falls. Contractor to allow for all new connections and pipework complete to the stack inc. within the voids as necessary. The new urinal waste connections	2.5	m	221.33	221.33
9.26	Following the aforementioned works to the new urinal waste drainage connections allow to box in all exposed pipework with moisture resistant plasterboard, ensure this is left accessible via cup and screw fixings. Leave ready to receive previously specified wall and floor finishes as necessary. 1050x450x210mm wide	1		185.25	185.25

Item	Remedial Works	Qty	Unit		
9.27	<p>In accordance with the drawings supply and fit 1no. Doc M WC pack with additional washbasin (Armitage shanks Contour 21 range with stainless steel grab rails. Mixer tap is to be a TMV3 mixer tap in stainless steel). Inc. for all connections and pipework complete to stack and leave all in working order. NB. The new sanitaryware fixtures are to match the existing in the Disabled WC and the grab rails and toilet seat are to be a different colour to the ceramic sanitaryware.</p>	1		1,980.00	1,980.00

Item	Remedial Works	Qty	Unit		
9.28	<p>Prepare the existing floors to receive new vinyl floor coverings as necessary inc. damp proofing and latex. Supply and lay new non-slip vinyl flooring to the whole of the site area include coved skirtings. Colour to be agreed. Retain and work around floor drains. Leave manholes accessible. Ensure level thresholds are retained throughout and also inc. for dim strips as necessary and heavy duty door stops. Doorstop positions to be agreed. In the first two weeks of the contract period the contractor is to investigate and confirm whether the existing floor tiles are sound and can remain in situ. If the existing floor tiles are to remain and the new vinyl flooring is to be laid on top of the existing floor tiles the contractor is to accept the risk for this.</p>	1		-	
	Latex	39	m2	481.65	
	DPM	39	m2	633.75	
	Polyflor Standard	39	m2	1,282.13	
	Cap & coved	56	m	1,202.50	

Item	Remedial Works	Qty	Unit		
	BWIC	1	no	97.50	3,697.53
9.29	Contractor is to supply and fit new anti vandal frameless mirrors to each WC area and Baby Change (Ideal standard or similar approved). These are to be sized to fit directly above the wash handbasin/vanity units and each provisionally be 600mm x 600mm				
	450x1000mm	1	no	65.98	
	600x600mm	5	no	437.13	
	Delivery	1	no	31.85	
	BWIC	1	no	32.50	567.45
9.30	The contractor is to design, supply and fit <i>provisionally</i> 6no. new anti vandal hand dryers on time guard include for all connections and leave in working order. 2no. to be fitted within the male WC, 2no. to be fitted within the female WC, 1no. to be fitted in the Baby Change and 1no. to be fitted within the disabled WC. Exact positions are to be agreed with CA. The contractor is	6	no	2,736.00	2,736.00

Item	Remedial Works	Qty	Unit		
9.31	<p><u>OPTION COST</u>- The contractor is to provide an option cost to design, supply and fit new anti vandal behind the mirror faucet, soap dispenser and hand dryer systems complete in the male and female WC only. Inc for all connections and switching. Designs TBA. PROVISIONAL SUM OF £13,750.00; POSSIBILITY THE SINKS WOULD NEED CHANGING TO CORIAN TOPS</p>	5	no	-	-
9.32	<p>As indicated on the drawings, supply and fit 1no. new wall mounted baby changing table to match the existing; Horizontal Wall Mounted Baby Changing Unit MH42</p>	1		388.70	388.70
9.33	<p>Reinstate previously set aside wall mounted fixtures and fittings. Positions to be agreed. Leave secure. NB. Contractor to liaise with the Client and CA and seek approval before fixtures and fittings are reinstated. All parties are to liaise with the supplier of the new hygienic wall cladding to ensure that the fixings used to reinstate wall mounted fixtures and fittings do not compromise the integrity of the new hygienic</p>	12	no	78.00	78.00

Item	Remedial Works	Qty	Unit		
9.34	Supply and fit "Not Drinking Water" safety sticker signage above the wash hand basins.	6	no	118.95	118.95
9.35	<u>OPTION COST- The contractor is to provide an option cost to design, supply and fit a new fire alarm system to provide full coverage to the whole site. Include for all connections and switching. Leave new fire alarm system in full working order and certificated on completion. All in accordance with the Building Regulations.</u> £4,014.75	1	n/a	-	
	Total carried forward to summary				
10	COMPLETION				
10.1	On completion of the works, provide NICEIC, emergency lighting certificates for all electrical installations in accordance with the current Building Regulations. INC	1		-	-
10.2	On completion of the works ensure that the site areas are left clean and tidy with all rubbish, debris, dust and surplus materials removed.	1	prelims	-	-

Item	Remedial Works	Qty	Unit		
10.3	Remove all access and security provisions. Ensure that all damage is made good.	1	prelims	-	-
	Total carried forward to summary			120,429.28	120,429.28
	SUMMARY TOTAL excl. VAT				
	Contractors note: All works are to be carried out in strict accordance with the Building Regulations.				