**Specification for the refurbishment of the front section of Pier House, The Bank, Hugh Street, St. Mary's TR21 0HY**
**27th November 2017**

| Item | Description | Value |
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| 1 | **Preparation** | |
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| 1.1 | The work on the site must comply with all current Health and Safety at works regulations. The contractor must ensure that his working practises and his tools and machinery are suitable and fit for purpose. The contractor must make sure that the site and areas around the site are kept safe for his work force and protect members of the public from his work where required. | |
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| 1.2 | As there is limited space on site all materials must be stored inside the part of the building that is being worked on or materials should be brought into the site as and when required | |
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| 1.3 | All areas of the building and the site not being worked on must be protected from waste and dust from the building works at all times | |
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| 1.4 | The site must remain tidy and clean at all times | |
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| 1.5 | Any waste from the site must be either recycled or taken to the Councils waste site for disposal. Any costs of this waste removal must be included within these specification costs. | |
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| 1.6 | Provide a temporary electrical supply for your use during the works | |
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| 2 | **Works to remove defective or unwanted items** | |
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| 2.1 | Carefully remove the second and first floors taking note of the beading detail to the bottom of the joists from the second floor as these will need to be exactly replicated on all new joists. . | |
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| 2.2 | Take care to temporarily support the staircases to both levels until the new floors are in place | |
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| 2.3 | Carefully take down the chimney breast on the west gable down to just below the first floor level | |
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| 2.4 | Remove the timber boarding to the underside of the roof on the second floor keeping as much of it as possible for reuse | |
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| 2.5 | Carefully take down the granite section to the left side of the chimney breast on the east gable on the first floor and in conjunction with this remove the lintels that support this section of wall below. | |
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| 2.6 | Either dislodge both levels of the staircase from the rear wall of the house or dismantle the staircase in large sections and save for reuse later – to enable the wall behind to be tanked as per the other perimeter walls for continuity of the tanking system | |
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| 2.7 | Remove the raised stone and concrete from the floor under the staircase on the ground floor to 150mm below the surrounding floor level – ensuring that there is sufficient temporary support to the staircase | |
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| 2.8 | Carefully excavate the areas of the ground floor either side of the west chimney breast without disturbing the chimney and remove the stones and concrete to 150mm below the existing surrounding floor levels | |
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| 2.9 | Identify any rotten lintels over the window openings to the front and rear of the property and carefully remove them one at a time re4placing them with the new specified lintels as work proceeds | |
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| 2.10 | Carefully remove the three windows to the rear of the main house 1no small fixed pane and 2no small sliding sash. | |
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| 3 | **Construction works** | |
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| 3.1 | Make good the areas of floor either side of the ground floor west chimney breast where the level of the floor has been reduced using 1:5 mix of concrete to level with the surrounding floor | |
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| 3.2 | Make good the areas of ground floor under the position of the staircase on the ground floor where the level of the floor has been reduced using 1:5 mix of concrete to level with the surrounding floor | |
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| 3.3 | Make good the perimeter walls where the floors have been removed and where there is currently no pointing or there are holes in the walls. Ensure that all areas that have been disturbed, or are not pointed, are raked out to remove as much loose material as possible to a depth of at least 100mm, or more if required, to stabilise the stones within the wall. While raking out the walls keep any galletting stones and replace them in the pointing as works proceed. Repoint the joints in the walls where there is currently no pointing and make good the holes on the walls using 1:5 cement compacting the fill as works proceed to force the cement into the structure. Ensure that the joints between the stones and the holes are sprayed with water before the pointing is applied to ensure a firmer bond is made between the pointing and the stones. | |
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| 3.4 | Where the rotten timber lintels have been removed over window and door openings replace each one with a 100mm by 50mm reinforced concrete lintels laid flat. Ensure that where a lintel is removed that the loose RAM above and around the lintel position is removed the area is sprayed with water and the new lintel is laid on a bed of cement 50mm deep. All above and around the lintel is packed and compacted with cement, as the lintel is installed, to ensure that the stones in the wall above the opening are thoroughly bonded together. | |
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| 3.5 | Where the immersion heater has been moved in the first floor rear accommodation cupboard reform the block wall at high level to close off correctly the holes between the front and rear parts of the building, 2 courses only | |
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| 3.6 | Install to the rear of the cupboard on the first floor between the front of the house and the rear accommodation 2 layers of Knauf Fire Panel Plasterboard Square Edge 12.5mm the stud work to seal off the front part of the building from the rear part. | |
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| 3.7 | Ensure that any holes in the structure between the front part of the house and the rear accommodation are sealed with either fireboard or intumescent foam | |

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| 3.8 | Render the internal faces of the perimeter walls off of suitable scaffolding. It may be necessary to patch render some areas of the wall where there is a greater difference to plumb than the 40mm of render allowed for before the first coat of render is applied. First coat to level off the surface no more than 20mm thick and second coat to bring the wall to as near as plumb as possible no more than 20mm thick. The finished wall surface must be suitable for the application of bonded insulated plasterboard without the plasterboard being deformed or cracking. | |
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| 3.9 | Apply two coats of Thoroseal tanking system to the walls and floors where there have been patch repairs undertaken. First apply a thick white coat of Thoroseal then when dry apply a thick grey coat all to manufacturers instructions. Do not tank the sides of the fire place on the east gable on the ground floor. **Please allow the tanking to thoroughly dry before applying the insulated plasterboard**. | |
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| 3.10 | Apply Throplug to the joint between the walls and the floor overlapping the floor by the thickness of the new wall insulation and skirting only - 80mm onto the floor and 200mm up the walls.<br><br>**The client will arrange for the ground floor to be tanked at a later date**. | |
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| 3.11 | Bond only to the perimeter walls over the tanking system Kingspan K118 Kooltherm 62.5mm insulated plasterboard to main walls and 32.5mm (or thinner if required) insulated reveal plasterboard within the reveals to the windows and the doors, **do not mechanically fix**. Install broom handle stops at quoins of window and doors to plaster to. Allow for the insulation to be modified to allow for the installation of the electrical wiring and for the plasterboard to sit over the wall plate to hide the joist hanger fixings. | |
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| 3.12 | Tape all plasterboard joints and apply a 3mm plaster skim to all new walls. | |
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| 4 | **Joinery** | |
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| 4.1 | Install to the original floor to ceiling heights to the ground, first and second floor levels, a 100mm by 50mm C24 Redwood timber wall plate to the face of the rendered and tanked perimeter wall to both of the long sides of the building.<br><br>Where required the wall plate should be lap jointed half thickness of the joist over 1000mm both timbers to be glued and screwed together.<br><br>This wall plate will be fixed at approximately 400mm centres between each joist position with a 12mm diameter 200mm long stainless steel chemical anchor bolt. The bolts will be set into the timbers at alternating positions of 50mm from the top of the wall plate to 50mm above the bottom of the wall plate.<br><br>The wall plate will be painted before they are installed with two coats of intumescent paint to protect these timbers from fire. | |
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| 4.2 | Install Redwood timber C24 joists to both levels timbers of a similar dimension to that of the original joists 120mm by 63mm @ 400mm centres that will have the same bead details on the bottom edges of the joists as the original joists and that detail will stop 100mm from the finished face of the wall. Although these joist sizes do not comply with current Building Regulations for the span of 3.6m (170mm by 63mm are required now) they are an improvement to the current situation as they will be installed correctly. The joists will be hung from this wall plate by utilising solid galvanised joist hangers that are fixed to the front face and the top of the wall plate with 3mm diameter 40mm long stainless steel ring shank nails. The staircase will be correctly trimmed with double joists either side of the staircase opening and with double joists between these trimmers to form the staircase well. These trimmers will be glued clamped and nailed together both sides every 300mm, in the same pattern as the wall plate fixings, with 3.35mm diameter 75mm long lost head stainless steel nails punched in to 3mm below the timber surface and the holes filled. The double trimmers that run across the front of the staircase opening are to be installed using a purpose made 4mm thick steel joist hangers which will be hung from the double joists that run from the from to the back of the house and will be bolted (8mmDiameter) into | |

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| | place through both joists to a nut and washer to the rear at in 6no fixing points | |
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| 4.3 | Install 200mm by 25mm redwood timber T&G floorboards, glued along the tongues, and joints forced tightly closed, with 3 stainless steel fixings per joist on each board, fixings to be inset 30mm for each edge and one positioned centrally. The underside of the floor board is to be treated with two coats of intumescent paint to protect these timbers from fire. | |
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| 4.4 | Install sound insulation to the underside of the new first and second floors by installing a solid Celotex CB4025 25mm insulation board directly below the floor boards. A 25mm by 38mm batten will be fixed to the sides of the joists under the floor, the insulation inserted between the battens and then a 12.5mm plaster board will be installed underneath. The plasterboard will then have a 3mm skim applied and then be painted. Allow for any wiring to be installed in the insulation if required. | |
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| 4.5 | Install 50mm of foil backed insulation within the structure of the ceiling/roof over the second floor leaving a 65mm air gap between the back of the roofing slates and the insulation and then replace the ceiling with the original boards or where not possible replace them with timber T&G boards to match the existing over the top battening out the sides of the A frames in each bay as required to fix the perimeter of the boards. | |
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| 4.6 | Reinstall the original staircase repairing some of the treads and risers and providing new supports where required from the floor and refix to the external wall. | |
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| 4.7 | When forming the new partitions please ensure that one side of the studwork is left open for services to be installed into if required and closed off later. | |
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| 4.8 | Supply and install three replacement windows to the rear of the property using vac vac treated redwood timber, using slim line double glazing with 4mm outer safety glass pane, 6mm Argon filled air space and 4mm solar internal safety glass giving a U value of 1.4W/m2. This design is to ensure that the glazing beading is a very similar size to the original windows and not too wide and therefore suitable for this Listed Building. These sliding sashes are also to have weather seals and brush strips where possible to reduce drafts and are to include all solid brass iron monger. The windows are to be knotted, stopped, primed and one coat of white gloss applied all round prior to installation and then wrapped with DPC and fixed into the opening with 4no 150mm long stainless steel frame fixings. The small gaps between the window and the opening can be filled with expanding foam. The windows are to be sealed from the outside using frame sealant between the wood frame and the wall and then a 50mm wide section of stainless steel mesh folded into the window reveal with 25mm on the window frame and 25mm on the wall. This mesh is to be pinned into place using stainless steel nails. A lime based render fillet that is the same colour as the lime pointing on the other walls of the house should then be applied to the mesh. The fillet should be pushed into place and then knocked back using a stiff churn brush. Suitable conditions for applying lime based mortar should be maintained – seek assistance if required for further information from the Cornish Lime Co. | |
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| 4.9 | Re form the partitions surrounding the staircase and landing reusing where possible the original board and munting timbers and replacing those that are not suitable to be reused with ones to match including the same beading details. The partitions are to be formed using 75mm by 50mm studwork at 400mm centres with horizontal noggins every 750mm staggered. Insulate between studs with Rocksilk Acoustic insulation. The new face of this wall to be formed in new board and munting timbers to match that of the original partition. | |
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| 4.10 | Install the new room partitions on the ground, first and second floors using 75mm by 50mm studwork with studs @ 400 centres with horizontal noggins every 750mm staggered. Insulate between studs with Rocksilk Acoustic insulation. Landing sides of the partitions to be faced with board and munting to match the original room dividing panels and the bedroom sides to be lined with12.5mm Acoustic Soundboard plasterboard, tape and apply a 3mm plaster skim applied and then decorate. The shower room walls should be lined internally with Knauf moisture resistant wall board and in preparation to tile. | |
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| 4.11 | Allow for the formation of a stud wall to one end of the shower unit on each floor in 75mm by 50mm studs @ 400 centres with horizontal noggins every 750mm staggered. create 2no boxes 300mm wide and 400mm high 250mm deep, accessible from inside the shower to the rear of the void behind the shower tray and tile internally Insulate between studs with Rocksilk Acoustic insulation and lined internally with Knauf moisture resistant wall board and in preparation to tile. and 4no evenly spaced 25mm thick moisture resistant MDF bull nosed shelves off of a skirting height plinth | |
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| 4.12 | Allow for the formation of a 150mm2 vent ducting from the 1st floor shower room through the second floor shower room to the roof terminating in a roof slate vent with all of the associated building works and alterations to the roofs scantle slate | |
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| 4.13 | Install new doorway openings, linings, 25mm door stops and doors to each room to suit 762mm wide Victorian style four panelled 1 hour fire resistant door include all iron mongery, 1.5 pairs of 75mm solid brass hinges, a pair of solid brass lever handles per door, latch sets, and privacy thumb turn lock per door | |
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| 4.14 | Install 150mm by 20mm Victorian style skirtings, bonded to walls that are tanked only, and 75mm by 20mm architraves around door frames | |
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| 4.15 | Supply and fit 2m long by 200mm wide by 75mm thick oak mantle shelf over ground floor east gable fire place | |
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| 4.16 | Supply and fit single basin sink vanity unit to each shower room and double basin vanity units to 2 bedrooms | |
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| 4.17 | Form suitable sized skirting ducting for running of hot and cold pipe work and wastes from hand basins and wc where necessary | |

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| 5 | **Plumbing** | |
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| 5.1 | Move the immersion heater in the cupboard of the first floor rear accommodation forward as much as possible to allow a block wall to be formed behind it at high level in the cupboard | |
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| 5.2 | Install all waste and hot and cold copper pipe work and to all sanitary ware. | |
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| 5.3 | Extend the soil and vent pipe externally to the rear to just above eaves/gutter height from its current position | |
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| 5.4 | All hot and cold plumbing to be seamless copper pipe work to BS EN 1057:2006+A1:2010 | |
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| 5.5 | To include all necessary building works to accommodate your pipe work and making good of any damaged areas. | |
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| 5.6 | Supply and install a full bore lever butterfly valve before each appliance on hot and cold service pipes | |
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| 5.7 | **Shower rooms to include the following;-**<br><br>To include fitting of all appliances and all hot and cold pipe work to all facility positions with connections for appliances to be attached too with no additional plumbing works or connections required by client.<br><br>Supply and fit Sink - ceramic allow pc sum of £150.00 for the supply of each sink only<br><br>Supply and fit Sink taps allow pc sum of £150.00 per basin<br><br>Supply and fit Shower tray 1200mm by 750- 800mm on shallow upstand to allow for the fitting of easy clean access shower waste under tray and above the floors. allow pc sum of £250.00 for the supply of the shower tray and £200.00 for the supply of the shower screen/door only<br><br>Supply and fit Wc with cistern allow pc sum of £200.00<br><br>Original shower mixers and heads to be reused | |
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| | Install 2no surface mounted hand basin bowls in beds 1 and 3 | |
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| 6 | **Electrical** | |
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| 6.1 | Allow for all of the wiring to the following fixtures in each room and any additional fuse boards | |
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| 6.2 | All electrical fixtures and fittings to be MK Electrical with LED lamps and low energy products where possible | |
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| 6.3 | **Ensure that all of the electrical requirements for the building do not exceed the current supply to the property. If the level of power required is too high the contractor must assist the client in finding ways of reducing the property power supply demand to an acceptable level.** | |
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| 6.4 | All wiring to British Standard 7671 | |
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| 6.5 | All wiring must comply with Building Regulations part P | |
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| 6.6 | All wiring must be installed by an electrician qualified to IEE 18th Edition | |
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| 6.7 | **A wiring drawing must be produced by the electrical contractor of each floor prior to the works being started** | |
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| 6.8 | **Ground floor**<br>Allow for the following: -<br>1no 3kw panel heater – reuse existing<br>8no twin sockets with USB outlets – allow £8.00 per fitting for supply<br>6no ceramic wall lights – allow £25 per fitting for supply<br>1no twin line TV digital areal socket<br>1no BT outlet<br>2no 2 way wall light switches<br><br>**Staircase and landings**<br>3no 3 way light switches<br>4no wall mounted ceramic light fittings<br>2no 500w wall mounted panel heaters<br><br>**First floor**<br><br>**Bed 1**<br>1no 2kw panel heater – allow £250 per fitting for supply | |

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| | 4no twin sockets with USB outlets – allow £8.00 per fitting for supply<br>4no ceramic wall lights – allow £25 per fitting for supply<br>1no twin line TV digital areal socket<br>1no 1 way light switch<br><br>**Bed 2**<br>1no 2kw panel heater – allow £250 per fitting for supply<br>4no twin sockets with USB outlets – allow £8.00 per fitting for supply<br>4no ceramic wall lights – allow £25 per fitting for supply<br>1no twin line TV digital areal socket<br>1no 1 way light switch<br><br>**First floor Shower room**<br>1no power supply and isolator to electric shower (supplied)<br>1no wall mounted mirror light shaver unit 400mm wide by 600mm high– allow £150 per fitting for supply<br>1no 60ltr/s extract including ducting to roof vent and isolator<br>1no 1 way light switch<br>1no 4 light fitting track or spot light allow £75 for light fitting supply<br>Isolators and light switch positioned outside of the shower room<br>1no 500 by 1200 white ladder towel rail heater with timer allow £100 for supply<br>1no wall mounted convector heater allow £100 for supply | |
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| | **Second floor**<br><br>**Bed 3**<br>1no 2kw panel heater – allow £250 per fitting for supply<br>4no twin sockets with USB outlets – allow £8.00 per fitting for supply<br>4no ceramic wall lights – allow £25 per fitting for supply<br>1no twin line TV digital areal socket<br>1no 1 way light switch<br><br>**Bed 4**<br>1no 2kw panel heater – allow £250 per fitting for supply<br>4no twin sockets with USB outlets – allow £8.00 per fitting for supply<br>4no ceramic wall lights – allow £25 per fitting for supply<br>1no twin line TV digital areal socket<br>1no 1 way light switch<br><br>**Second floor Shower room**<br>1no power supply and isolator to electric shower (supplied)<br>1no wall mounted mirror light shaver unit 400mm wide by 600mm high– allow £150 per fitting for supply | |

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| | 1no 60ltr/s extract including ducting to roof vent and isolator<br>1no 1 way light switch<br>1no 4 light fitting track or spot light allow £75 for light fitting supply<br>Isolators and light switch positioned outside of the shower room<br>1no 500 by 1200 white ladder towel rail heater with timer allow £100 for supply<br>1no wall mounted convector heater allow £100 for supply | |
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| 7 | **Tiling** | |
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| 7.1 | Allow for pc sum of £35.00/m2 for the supply only of wall tiling to the sides of the shower from floor to ceiling and to the splash bash behind the sinks (0.2m2 single sink .4m2 to double sinks only).<br><br>Tile fitting in each shower room to use purpose made tiling adhesive by MAPEI and a separate anti fungal tiling grout by MAPEI | |
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| 8 | **Decoration** | |
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| 8.1 | All new structural timbers floor joists and flooring boards must have 2 coats of white intumescent paint applied. Floor joists all round and floor boards underside only. | |
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| 8.2 | All new timber must have knotting applied, primed, undercoated and 2 top coats of gloss, lightly sanding between coats – final colour to be agreed | |
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| 8.3 | All walls must have mis coat plus two coats of dulux vinyl matt washable emulsion – colour to be agreed | |
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| 8.4 | All ceilings must have mis coat plus two top coats of Dulux white vinyl matt emulsion | |
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| 8.5 | Timber floor boards to have nail holes filled and be sanded smooth and have two coats of Osmo oil colour to be agreed | |
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| 9 | **General Notes** | |
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| 9.1 | This project will be carried out under a JCT Minor Works contract | |
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| 9.2 | All costs of the specification must include freight to the island and from the quay to the site. | |

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| 9.3 | All martials must be stored away from the site in a dry undercover enclosed area until required as there is limited storage on site | |
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| 9.4 | There is no parking on the site only in the adjacent Council car park | |
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| 9.5 | Working hours to be 8am to 6pm only Monday to Saturday and no working on Sundays or Bank Holidays | |
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| 9.6 | At the start of the project a works programme must be submitted for approval | |
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| 9.7 | At the commencement of each week a weekly programme must be submitted and adhered to | |
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| 9.8 | A monthly site meeting with client, contractor and Project Manager will be held at the contractors office and on site to ensure that the contractor is complying with the specification, that the quality of work is acceptable and the project is on programme | |
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| 9.9 | As per a JCT contract 2.5% retention will be held by the client at the end of the project as retention unit any rectification works have been completed under the defects liability period which is 12 months after the date of practical completion. | |
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| 9.10 | The client will make payments to the contractor once a month on the submission of an invoice for 'works completed' only; which must be confirmed by the Project Manager. The client will make payments within 14 days of receipt of the invoice subject to it being agreed as correct by the Project Manager. | |
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| 9.11 | If any out of hours work is required it must be with complete agreement of all neighbouring properties owners and the Councils Planning Department written proof of consent must be sought | |
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| 9.12 | All waste must be removed from site at the end of each day to a suitable waste transfer site or recycling centre | |
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| 9.13 | The site must be left clean and tidy at the end of each day | |
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| 9.14 | **Invoices for all PC Sums must be produced along with the contractors invoice** | |
| | TOTAL COST | |
| | PLUS VAT @20% | |
| | CONTRACT TOTAL | |

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| | CONTRACTORS TENDER RETURN FOR THE REFURBISHMENT OF PIER HOUSE, ST.MARY'S | |
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| | CONTRACTORS TENDER PRICE | |
| | CONTRACTORS NAME | |
| | CONTRACTORS SIGNITURE | |
| | CONTRACTORS ADDRESS | |
| | CONTRACTORS PHONE NUMBER | |
| | CONTRACTORS ESTIMATE OF PROJECT DURATION | |
| | CONTRACTORS EARLIEST START DATE | |