

Schedule of Work  
Woolpack Battery  
St Mary;s  
Isles of Scilly

1st October 2018

Description				
<p>Reference RTP drawings reference: P160071-02 A, 03B, 04A, 05A</p> <p><b>Introduction:</b></p> <p>In accordance with Council of Isles of Scilly correspondence dated 28th September 2018 reference: P/18/058/FUL and P/18/059/LBC and in particular Pre-commencement condition number 3; attached is a prepared schedule of work to be undertaken and has been assembled on a room by room basis.</p> <p>The intention of the schedule of work is to leave the majority of existing accommodation "as is" and to introduce new timber demountable walls within larger rooms in order to create individual rooms. In creating these rooms three new window openings, for which consent has been obtained, are to be formed in order to introduce natural daylight as well as ventilation within rooms. Minor decoration and soft floor furnishings are to be undertaken as the existing is perfectly serviceable and in order to control waste but where deterioration within certain rooms has occurred these will be redecorated. Only decoration over previously decorated surfaces is to be undertaken.</p> <p>The existing ablution areas are to be cleaned and serviced to ensure they are fully operational with an additional shower room and utility sink area being created adjacent to room 6</p> <p>The present kitchen / communal room is to be stripped out to create a seperate room with the kitchen being relocated into the adjacent room in order that this larger space can afford to deliver both a seperate bedroom and kitchen /communal space.</p> <p>All existing mechanical and electrical systems are to be re-commissioned, to include the forced ventilation system as well as the foul water submersible pump assembly. Certificates of testing and commissioning will be provided at completion.</p> <p>No external works are intended other than to clean and make safe the existing access routes, railings, gutters and the like.</p>				

**1.0 General Works:**

Description	Qty	Unit	Rate		Total £
<p><b>The following are a range of general works required to all of the accomodation as existing prior to the undertaking of any specific works to create room accommodation:</b></p>					
<p><b>A All Rooms:</b></p>					
<p>1 Clear rooms of existing debris etc and remove off site.</p>			Item		
<p>2 Carefully remove all existing furniture not required by the previous tenant and store off site for possible re-use / charity disposal.</p>			Item		
<p>3 Undertake to complete an electrical test of each rooms existing electrical system and identify any faults or potential issues and report prior to works commencement to maintain health &amp; safety of contractors prior to commencement.</p>			Item		
<p>4 Within the existing ablution accommodation reinstate the existing water supplies; undertake a visual inspection of all existing water supplies and waste pipes; service all taps and isolation valves and leave in a fully operational condition.</p>			Item		
<p>5 To sweep down all walls, floors and ceilings to remove cobwebs etc, throughout all rooms prior to works commencement.</p>			Item		
<p>6 Include to provide temporary floor protection (visqueen sheeting) within each room that is worked upon in order to protect the existing retained sofft floor finishes.</p>			Item		
<p><b>B Externally:</b></p>					
<p>7 About all areas undertake to clear all existing gutters, gullies and other drainage courses to ensure the continued disposal of all surface water away from the building.</p>			Item		
<p>8 Undertake a careful examination of all of the existing ballustrading about the existing ground level and the stairs to ensure all of the supports and fixings are secure and in good condition. Report any concerns following the examination to the Contract Administrator.</p>			Item		
<p>9 Undertake an electrical test and repair all of the existing external lighting located about the monument to ensure safe access down the stairs into the monument after dark</p>			Item		
<p>10 Undertake to ease, adjust and repair where necessary all existing windows and opening sashes and existing doors to ensure all are secure and fully operational to include the replacement of any broken panes where necessary prior to re-decoration.</p>			Item		
<p>11 To thoroughly clean down all existing access steps, walkways and floor channel gutters to ensure free of moss and lichen in order to leave areas "slip free" and the drainage fully operable.</p>			Item		
				<b>To Summary</b>	

2.0 Room 1:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full opertion on completion. <b>Ref D1</b>				Item	
2 Carefully rub down, ease as necessary the existing single timber door, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full opertion on completion. <b>Ref D3</b>				Item	
3 Construct new 100 x 50mm timber stud partition partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. <b>Note</b> partition to be constructed across the valuted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.	4	m2			
4 <b>Extra over</b> last to introduce a new single half glazed, external quality, solid core plywood faced door within a timber lining, including for door stops, laminate glass panel and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for one primer coat, one undercoat and one full oil coat to the door, the door lining and architraves. <b>Ref D4</b>				Item	
<b>To Summary</b>					

3.0 Room 2:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. <b>Note</b> partition to be constructed across the vaulted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.	9	m2			
2 <b>Extra over</b> last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. <b>Ref D5</b>	1	nr			
3 Carefully form new window opening into the lobby / entrance of Room 1 all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 9nr PCC lintels are installed. <b>Note</b> 2nr lintels will replace the granite lintel shown on the external windows. Square cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Make good externally, repoint etc where masonry disturbed. Clear away all debris arising. Approximate size of opening 800mm x 600mm				Item	
4 Supply and install a purpose made six pane timber pivot window, as detailed on drawing P160071-05, approximate size 800mm x 600mm, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. <b>Ref W9.</b>				Item	
5 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffit to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finish to soffit and the face of the PCC lintel as detailed.				Item	
6 Allow to re-decorate all previously decorated wall surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	7	m2			
<b>To Summary</b>					

4.0 Room 4:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. <b>Note</b> partition to be constructed across the valuted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.	7	m2			
2 <b>Extra over</b> last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. <b>Ref D6</b>	1	nr			
3 Carefully form new window opening within Room 4 and the external courtyard, all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 7nr PCC lintels are installed. Chamfer cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Clear away all debris arising. Approximate size of opening 800mm x 600mm				Item	
4 <b>Extra over</b> for cutting out externally the existing masonry for the granite reveals, cill and head lintel. Approximate size of cutting in masonry 125mm x 200mm deep.	6	m			
5 <b>Extra over</b> for purpose made cornish granite lintel approximate size 200mm x 125mm x 1550mm long including for bedding and setting into existing masonry pointed flush.	1	nr			
6 <b>Extra over</b> for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 300mm long including for bedding and setting into existing masonry pointed flush.	6	nr			
7 <b>Extra over</b> for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 150mm long including for bedding and setting into existing masonry pointed flush.	4	nr			
				c/fwd	

4.0 Room 4:

<p>8 <b>Extra over</b> for purpose made cornish granite cill approximate size 200mm x 125mm x 1550mm long, once chamfered, once rounded including for square plinth detail either end. To include for bedding on horizontal dpc, to be upturned either end and carried intentially to form a tray as per detail on drawing P160071-05A and setting into existing masonry pointed flush.</p> <p>9 <b>Extra over</b> for single course of blocks bedded on the cill of the new opening to include for 25mm th rigid celotex or similar insulation and forming horizontal tray behind the granite cill. Not exceeding 2000mm long with upturns either end.</p> <p>10 Supply and install a purpose made eight pane timber 900mm x 700mm twin pivot window, as detailed on drawing P160071-05, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. <b>Ref W7.</b></p> <p>11 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffite to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finsh to soffite and the face of the PCC lintel as detailed.</p>	<p>1</p> <p>2</p> <p>1</p>	<p>nr</p> <p>m</p> <p>nr</p>		<p>b/fwd</p> <p>Item</p>	
					<p>To Summary</p>





7.0 Room 5:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
<p>1 Carefully form new window opening within Room 5 and the external courtyard, all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 7nr PCC lintels are installed. Chamfer cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Clear away all debris arising. Approximate size of opening 800mm x 600mm</p>				Item	
<p>2 <b>Extra over</b> for cutting out externally the existing masonry for the granite reveals, cill and head lintel. Approximate size of cutting in masonry 125mm x 200mm deep.</p>	5	m			
<p>3 <b>Extra over</b> for purpose made cornish granite lintel approximate size 200mm x 125mm x 1100mm long including for bedding and setting into existing masonry pointed flush.</p>	1	nr			
<p>4 <b>Extra over</b> for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 300mm long including for bedding and setting into existing masonry pointed flush.</p>	6	nr			
<p>5 <b>Extra over</b> for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 150mm long including for bedding and setting into existing masonry pointed flush.</p>	4	nr			
<p>6 <b>Extra over</b> for purpose made cornish granite cill approximate size 200mm x 125mm x 1100mm long, once chamfered, once rounded including for square plinth detail either end. To include for bedding on horizontal dpc, to be upturned either end and carried internally to form a tray as per detail on drawing P160071-05A and setting into existing masonry pointed flush.</p>	1	nr			
<p>7 <b>Extra over</b> for single course of blocks bedded on the cill of the new opening to include for 25mm th rigid celotex or similar insulation and forming horizontal tray behind the granite cill. Not exceeding 2000mm long with upturns either end.</p>	1	m			
<p>8 Supply and install a purpose made eight pane timber 900mm x 700mm single pivot window, as detailed on drawing P160071-05, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. <b>Ref W8.</b></p>	1	nr			
<p>9 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffite to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finish to soffite and the face of the PCC lintel as detailed.</p>				Item	
				<b>To Summary</b>	

8.0 Room 6:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. <b>Ref D10.</b>				Item	
2 Carefully rub down, ease as necessary the existing window <b>Ref W1</b> , spot prime, undercoat and finish with one top coat of oil based paint to both the internal and external faces. To include the lubication of all hinges and ironmongery to ensure full operation on completion. The approximate size 800mm x 600mm in 6nr individual panes.				Item	
3 Construct an accessible accoustic screen over existing mechanical ventilation plant, approximate size 1200mm x 1500mm based on 50mm x 500mm framing, sheathed with 25mm rigid celotex or similar and 15mm moisture resistant MDF. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint.				Item	
4 <b>Extra over</b> last for cutting and installing within accoustic screen a 225mm x 75mm ventilation grille.	1	nr			
5 Allow to re-decorate all previously decorated wall surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	30	m2			
<b>To Summary</b>					

**9.0 Wet Room:**

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Strip out the existing basin located in the position of the proposed new shower to include cutting all supply pipes and waste pipes but maintaining the cold water service for the proposed new shower.				Item	
2 Construct in treated 100mm x 50mm softwood a new shower plinth to support a tray circa 800mm x 800mm to be sited approximately 150mm above the floor level to enable waste to connect to proposed sani-flow. To include facing the plinth (after the installation of the waste) with 12mm th ply to receive one primer coat, one undercoat and one top finish coat of oil paint finish.				Item	
<b>Plumbing Works:</b>					
3 Extend the existing former basin cold water supply to service new electric shower (see below)				Item	
4 Supply and install, including waste pipe connection to same room located Saniflow foul pump a 800mm x 800mm deep line shower tray secured to shower plinth.				Item	
5 Supply and install a "Sanibest Pro" pump adjacent to the proposed WC to receive waste from the shower, the retained wash hand basin and the proposed WC.				Item	
6 Supply and install a white close coupled WC pan, cistern and toilet seat, to include connection of the cold waters service from the existing room supply and connection to the Saniflo pump				Item	
7 Extend the existing hot and cold water supplies through to the proposed utility sink area next door to include running a waste pipe simultaneously and connecting same to the saniflo.				Item	
8 Service the existing retained wash hand basin taps to include checking the waste for leaks etc and leaving in a fully serviceable condition.				Item	
9 Supply and install a "Mira Jump" or similar 9kW shower including connection to cold water service as referenced at (3) above.				Item	
<b>Electrical Works:</b>					
10 Provide from the incoming electrical supply cupboard (located in Room 9) a new power supply for the proposed 9kW "Mira Jump" electric shower to be fitted into the wet room. To include securing the service cable in conduit and the end connections both at the Consumer board and the shower.				Item	
11 Provide from the incoming electrical supply cupboard (located in Room 9) a new power supply for the proposed "Saniflo Pro" soil pump located within the wet room. To include securing the service cable in conduit and the end connections both at the Consumer board and the pump.				Item	
<b>Building Works:</b>					
12 Supply and fix basic standard white ceramic wall tiles to form shower enclosure within the wet room on three separate walls including for dow corning to two internal corners complete with white grout.	6	m2	40.00		
13 Supply and fix 800mm x 800mm glass shower enclosure to provide a fixed screen and an access door to new shower tray to include dow corning sealant to both the tray and the vertical connections of the screen to the walls.				Item	
				C/fwd	

**9.0 Wet Room:**

<p>14 Carefully rub down, ease as necessary the existing single timber door and frame /lining, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full opertion on completion and the fitting of a modesty lock on the inside of the wet room. <b>Ref D11.</b></p>				<p><b>B/fwd</b></p> <p>Item</p>	
<p><b>To Summary</b></p>					

10.0 Lobby 3(Leading to Utility Area and Room 6):

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. <b>Ref D13.</b>				Item	
2 Carefully rub down, ease as necessary the existing single timber door and frame /lining, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion and the fitting of a modesty lock on the inside of the wet room. <b>Ref D12.</b>				Item	
3 Supply and install 1000mm kitchen sink base unit in basic contract white finish complete with stainless steel single bowl and drainer, waste kit and standard specification pair of chromium finish kitchen sink taps.				Item	
4 Provide a reclaimed / second hand section of kitchen worktop to infill the end of the new kitchen sink to D12 not exceeding 1000mm long including for support battens on three sides. Worktop taken from that salvaged from the existing kitchen.				Item	
5 Connect the extended hot and cold water supplies together with the waste pipe to the new kitchen sink including for the sink overflow kit.				Item	
<b>To Summary</b>					

**11.0 Ablutions:**

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Service all the existing retained sanitaryware for re-use to both the proposed male and female areas to include taps and waste pipes and traps to ensure all are fully operational.				Item	
2 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item	
3 Carefully rub down, ease as necessary the existing window , adjacent to the pair of entrance doors, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.00m2. <b>Ref W2.</b>				Item	
4 Allow to thoroughly deep clean the existing ceramic floor and upstand skirting. Repair any missing grout or damaged tile to leave a complete serviceable surface.	9	m2			
5 Allow to thoroughly deep clean the existing ceramic wall tiles. Repair any missing grout or damaged tile to leave a complete serviceable surface including for replacing all Dow Corning sealant to the basins and shower trays.	10	m2			
6 Allow to deep clean and service all of the existing WC cubicle wall panels and fittings to ensure that all doors are correctly hinged, WC roll holders and a single coat hook is in place.				Item	
<b>To Summary</b>					

12.0 Room 7:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully strip out the existing kitchen and set aside all arising equipment and fittings for re-use but in a smaller configuration within the new kitchen location.				Item	
2 Carefully remove the "boxing in" that currently conceals the hotwater cylinder to the rear of the kitchen and dispose of all arisings off site.				Item	
3 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished on one side with single set coat plaster. To form a seperate hot water cylinder / store room. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to one side.	4	m2			
4 <b>Extra over</b> last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves.	1	nr			
5 Carefully rub down, ease as necessary the existing pair of former kitchen entrance doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. <b>Ref D14</b>				Item	
6 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 2.0m2 <b>Ref W3.</b>				Item	
7 Allow to re-decorate all previously decorated wall and ceiling surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	29	m2			
8 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement "Heckmondwike Wellington Velour" broadloom contract quality carpet throughout.	11	m2			
<b>To Summary</b>					

13.0 Room 8 Kitchen:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed accoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides. To form Room 8 and 9	16	m2			
2 <b>Extra over</b> last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. To rooms 8 & 9	2	nr			
3 From the salvaged kitchen; reinstate a new kitchen to include the re-fitting of the salvages kitchen sink and drainer and worktop together with the two runs of below worktop slatted shelving leave a serviceable kitchenette area at the rear end of the room. Total run of work top re-fitted not to exceed 4.00m				Item	
4 Supply and fit 12mm MDF over the two runs of beneath worktop slatted shelving including for primer coat, undercoat and top gloss coat of paint, 600mm wide.	4	m			
5 Extend and re-route the existing cooker supply electric service next door into the new kitchen area together with a socket for a refridgerator. <u>Note</u> both the cooker and refridgerator will be supplied as free standing units by the hotel.				Item	
6 Allow to extend both the hot and cold water services from Room 7 (the former kitchen) together with the waste pipe into the new kitchen including for reconnection to the kitchen sink.				Item	
7 Allow to re-decorate all previously decorated wall and ceiling surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	29	m2			
8 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement contract broadloom anti-slip vinyl including for cove upstand throughout.	6	m2			
<b>To Summary</b>					

14.0 Lobby 4 (Leading into the Kitchen and Room 9):

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item	
2 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.0m2 <b>Ref W4.</b>				Item	
3 Allow to re-decorate all previously decorated wall and ceiling surfaces <u>only</u> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	17	m2		Item	
4 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement commercial quality non coir entrance mat throughout the lobby.	4	m2			
<b>To Summary</b>					

15.0 Room 9:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 2.0m2 <b>Ref W5.</b>				Item	
2 Allow to re-decorate all previously decorated wall and ceiling surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	35	m2			
3 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement "Heckmondwike Wellington Velour" broadloom contract quality carpet throughout.	9	m2			
				<b>To Summary</b>	

16.0 Room 10:

Description	Qty	Unit	Rate		Total £
<b>A. Proposed Works:</b>					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item	
2 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.0m2 <b>Ref W6.</b>				Item	
3 Allow to re-decorate all previously decorated wall and ceiling surfaces <b>only</b> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	32	m2		Item	
4 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement "Heckmondwike Wellington Velour" broadloom contract quality carpet throughout.	8	m2			
<b>To Summary</b>					