

SPECIFICATION OF WORK rev 2

**Cygnets House
2 Clarence Street
Staines Upon Thames
TW18 4SP**



We, the undersigned, hereby tender to undertake the work detailed in the accompanying Specification and Drawings, in the time shown below and, if any order is placed with us, would be able to start on the date shown.

Tender Price

Start date..... **To be agreed**

Contract Period **Weeks**

Signed.....

Date.....

Name of Firm.....

.....

.....

Project: Cygnet House, 2 Clarence Street, Staines Upon Thames

SCHEDULE OF DAYWORK CHARGES

Contract Cygnet House, 2 Clarence Street, Staines Upon Thames

In accordance with the relevant clause outlined in the Preliminaries, day works will be valued on the basis set out below. The Contractor is requested to insert his labour rates in item 1 below:-

N.B. Labour, material and plant will be stated in the current edition of Standard Method of Measurement, "A Definition of Prime Costs and Day work carried out under a building contract".

1. Labour Rates - inclusive of all overheads as defined in Section 4 of the "Definition" and profit.

Painters	.....	per hour
Carpenters or Joiners	.....	per hour
Plasterer	.....	per hour
Labourer	.....	per hour
Electrician	.....	per hour
Plumber	.....	per hour

2. Percentage addition for profit on materials and plant etc. as defined in Section 2 & 3 of the "Definition"

3. Percentage addition for profit on sub-contractor's accounts.....

PRELIMINARIES

PRELIMINARIES

- 1.1 **Employer** The name and address of the Employer is:-
- Mckay Securities PLC
20 Greyfriars Road
Reading
Berkshire
RG1 1NL
- 1.2 **The Site** The site of the work is:
- Cygnat House
2 Clarence Street
Staines Upon Thames
TW18 4SP
- The Contractor is advised to visit the site in order to acquaint himself with prevailing local conditions as to means of access; restrictions etc. and no claim in respect of lack of knowledge of the site will be entertained.
- 1.3 **Work comprised in Contract** The work specified herein under comprises:
- General repair and refurbishment work
- 1.4 **Drawings** The drawings are to be read in conjunction with this Specification comprise:-
- 001a – Existing Plans & Elevations Location Plan
002a – Proposed Elevations
003a – Proposed Ground Floor Plan
004a - Proposed First Floor Plan
005a - Proposed Second Floor Plan
- 1.5 **Form of Contract** Minor Building Works with Contractors Design published by the Joint Contract Tribunal, and the Contractor is to make due allowance for any of the clauses contained therein which, in his opinion have monetary value.
- The following insertions and amendments are to apply:-

- ◆ Liquidated damages are to be at the rate of £400 per week.
- ◆ The Defects Liability Period is to be six months.
- ◆ Retention to be 5% up to Practical Completion

1.6 Possession of Site

Possession of the site is to be given by arrangement with the Contractor.

1.7 Programme

The contract period for the entire contract is to be specified by the contractor. All works are to be completed within this period and the contractor must allow for including all labour plant and materials to keep within this period.

Upon placing an order, the contractor is to submit within 14 days his detailed programme for the execution of the work within the contract period.

1.8 Priced Copy of Specification

The Contractor is to submit with his tender a copy of the Particular Specification with individual items priced.

1.9 Work not expressly Described

The whole of the work should be executed according to the true intent and meaning of the specification and, where applicable the drawings. If any portion of the work reasonably and obviously to be inferred as necessary be not expressly described, the Contractor shall execute the same in a satisfactory manner without extra charge.

Should any discrepancy arise between specification and drawings, these are to be brought to the notice of the Contract Administrator (CA) upon submission of tenders.

1.10 Assignment or Sub-letting

Without the written consent of the C.A, the Contractor shall not assign this Contract or sub-let any portion of the works. This clause shall apply to sub-letting or assignments to any Company within the Main Contractor's organisation but trading as a separate entity.

- 1.11 Materials & Workmanship** Materials, goods and workmanship are to be of the best quality of their respective kinds, and those for which there is a British Standard or Code of Practice are to comply therewith unless otherwise stated.
- The Contractor shall upon request of the C.A furnish him with samples, vouchers or test certificates to prove that the materials comply with specifications and pay all charges incurred.
- 1.12 Notices & Fees** The Contractor shall give all notices and confirm in all respects with any Act of Parliament or with any regulation or by-law of any Local Authority or of any Public Service Authority who has any jurisdiction with regard to the works, and he shall pay fees or charges legally demandable under such Act of Parliament, regulation or by-law. This will include for example the Building Control Officer's fee and scaffold licence.
- 1.13 Plant & Tackle** The Contractor shall provide all tools, plant, tackle, scaffolding materials and labour required for the proper execution of the work and these shall remain his responsibility whilst on site unless otherwise expressly described. All scaffolding and temporary works are to be cleared away upon completion or as otherwise requested by the C.A.
- 1.14 Foreman** The Contractor shall keep at all times a thoroughly competent foreman or charge-hand on the works and any directions and explanations given by the C.A. to such foreman or charge-hand shall be held to have been given to the Contractor who shall confirm these to the C.A in writing.
- 1.15 Setting out** The Contractor shall set out the whole of the works and shall amend at his own cost any errors arising from his own inaccurate setting out unless the C.A should otherwise direct. Should any discrepancy appear to exist between one drawing and another or between the drawing and the specification, the attention of the C.A is to be drawn thereto by the Contractor and the C.A's instructions obtained before the work in question is proceeded with.
- 1.16 Protective screens** The Contractor shall provide erect and maintain in position at his own cost all lights, dustsheets, screens, guard rails and watching when and where necessary for the public including the users and occupants of the building.

- 1.17 **Trespass & damage to adjoining property** The Contractor shall prevent any trespass and in particular by his employers, or those of sub-contractors on any adjoining property and take all reasonable precautions during the progress of the work to prevent any damage to such adjoining property, which shall be taken to include all parts of the site not concerned with the scope of the contract.
- 1.18 **Temporary lighting and power** The Contractor shall provide all necessary equipment and installations, and pay all charges for providing temporary lighting and power as may be required for the satisfactory execution of the work including scaffolding and shall clear the same away on completion.
- 1.19 **Water for the works** The water for the works will be provided by the Client free of charge.
- 1.20 **Variations** Any variations to the specification or contract will be issued in writing by the C.A, and such variations shall not be held to vitiate this Contract.
- 1.21 **Daywork** The Contractor is to submit on the form provided with his tender his rates of daywork charges and specimen rates for typical work items in respect of various trades shown.
- All daywork sheets must be submitted to the C.A, fully priced, within seven days following the week in which the work was executed.
- 1.22 **Definitions** Given in the specification applies to terms, derived terms and synonyms in all documents. Near synonymous terms to be interpreted in the light of the definitions.
- 1.23 **Contract Administrator** Means the person nominated in the Contract as Surveyor or Contract Administrator or his authorised representative.
- 1.24 **In writing** When required to inform, instruct, agree, confirm, obtain approval or obtain instructions, do so in writing.
- 1.25 **Instructions** (and words derived therefrom) mean the instructions in writing of the C.A unless specified otherwise.

- 1.26 **Approval** (and words derived therefrom) means the approval in writing of the C.A unless specified otherwise.
- 1.27 **Manufacturer's Recommendations** Means the manufacturer's recommendations or instructions, printed or in writing and current at the date of tender.
- 1.28 **Or Other Approved** Means that products of different manufacturers may be substituted if prior approval has been obtained. The rates or prices will be held to be based on the product(s) specified, unless agreed otherwise.
- 1.29 **Proper** (and words derived therefrom) means that the work to which the word refers is to be carried out in accordance with the relevant British Standard Codes of Practice or, where none are applicable, in accordance with the best accepted practice of the trade(s) concerned and to the approval of the C.A.
- 1.30 **Make good** (and words derived therefrom) means making good to match existing work, around, through, into, up and over new openings, items and the like, and the proper joining to existing structures, fabric and finishes.
- 1.31 **Tender expenses** Neither the employer nor the Contract Administrator will pay expenses or claims incurred in the preparation of tenders.
- 1.32 **Tender Acceptance** The employer does not bind himself to accept the lowest tender.

Tender prices must remain firm for **6 months** from the date of submission.
- 1.33 **Discrepancies** Point out any omissions or discrepancies found in the tender documents. Such information will be circulated to the other tenderers.
- 1.34 **Pricing generally** Price the whole of the works shown on the drawings and described in the specification, whether or not the work is specifically described provided it can reasonably be inferred, or results from, works described in the specification or shown on the drawings.

Unless otherwise stated, include in pricing for the following:
1. Labour and all costs in connection therewith including National Insurance pensions for work people and

payments under the Redundancy Payments Acts 1965 and 1969.

2. Overtime unless specifically ordered by the C.A in writing.
3. Plant and tools and all costs in connection therewith.
4. Commodities and all costs in connection therewith.
5. Fitting and fixing in position.
6. Any temporary shoring, needling, strutting, fans, screens or other temporary supporting or protective measures.
7. Any requisite scaffolding or similar measures required for the execution of the work described.
8. Casing and protecting such adjacent portions of the existing building as necessary including removing on completion and reinstating any damage.
9. Making good in all trades to any existing work disturbed, in addition to the reinstatement works specifically mentioned.
10. Basketting out if necessary and removing from the site all rubbish, debris and the whole of the materials arising from the demolition.
11. Rubbish, debris and soil removed from site to be measured in situ and deemed to include 'bulking up' and carting through.

- 1.35 **Pricing preliminaries** Price for complying with all the conditions described within Part 1 of this specification.
- 1.36 **Radios** Playing of radios or CD players is strictly forbidden on the site.
- 1.37 **Stage payments** Prior to signing contracts the successful tenderer shall be expected to agree a schedule of payments that will form part of the contract.
- 1.38 **Safety health and welfare** Comply with the enactments, regulations and working rules relating to safety, health and welfare of work people and The

Construction (Design & Management) Regulations 2007.

- 1.39 **Use of site** Do not use the site for any purpose other than carrying out the works.
- 1.40 **Advertising** Do not display or permit advertisement to be displayed on the site without the consent of the Contract Administrator.
- 1.41 **Protect against the following** NOISE CONTROL: the attention of the Contractor is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 with reference to the control of noise in relation to any demolition or construction works and the need, particularly where such works are adjacent to occupied property where a high sensitivity to noise may be anticipated, to ascertain from the appropriate Authority what requirements or restrictions if any, shall apply to the works in this respect. The attention of the Contractor is also drawn to the provisions of Section 61 of the Control of Pollution Act 1974 with reference to the issue of prior consent and any application under that section should be made to the appropriate Authority on the appropriate form available from them. The Contractor is to be held responsible for complying with such requirements, restrictions or consents, together with any other stipulations to which his attention may be drawn from time to time by the competent authorities and is to allow in his tender for any costs of expenses arising from such compliance. No instruction issued to the Contractor by the Architect or his authorised representative shall relieve the Contractor from compliance with the Control of Pollution Act 1974.
- 1.42 **Fire** Take adequate precautions to prevent personal injury, death and damage from fire.
- No rubbish or discarded timber to be burnt on site.
- No naked flames to be used within 2 hours of the site closing.
- 1.43 **Time of Work** Hours of work to be confirmed prior to the commencement of the works. Please note that works relating to replacing the WC facilities are to be completed out of office and phased so a single facility remains in operation throughout the contract.
- 1.43 **Nuisance** Take all necessary precautions to prevent nuisance from smoke, dust, rubbish and other causes.

- 1.44 **Public and private Services** Protect, uphold and maintain all services. Do not interfere with their operation without consent of the service authorities or private owners, or the Contract Administrator as appropriate. If any damage results from the execution of the works - immediately:
1. Notify Contract Administrator and appropriate service authority.
 2. Make arrangements for the work to be made good without delay to the satisfaction of the service authorities or private owners, or the Contract Administrator as appropriate.
- 1.45 **Monitoring** Record progress on a copy of the chart kept on site including weather conditions. Update or redraft if any circumstances arise which affect the progress of the works and submit copies of all revisions to Contract Administrator.
- 1.46 **Site meetings** Hold site meetings when required by Contract Administrator notifying all consultants. Attend such meetings and inform sub-contractors when their presence is required.
- 1.47 **Measurements** Give reasonable notice to Contract Administrator before covering up work which the Quantity Surveyor or Contract Administrator requires to be measured.
- 1.48 **Notice of Completion** The Contract Administrator will draw up snagging lists from time to time. When the Contract Administrator is satisfied that the works outlined in the lists have been completed he will arrange a handover with the Employer. The Contract Administration reserve the right to notify the Contractor of further works that requires to be completed as and when they may be noted. The issue of a "snagging list" does not comply with acceptance of works not included on the list.
- 1.49 **On completion** Clean the works thoroughly inside and out removing all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.
1. Cleaning materials and methods to be as recommended by manufacturer of products.
 2. In the absence of such recommendations cleaning

materials and methods to be approved by Contract Administrator.

3. Touch up minor faults in newly painted/repainted work.
4. Carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.

1.50 **Telephones** Provide a site mobile digital telephone and pay all costs incurred for the use of the foreman and to allow such a person to be contactable.

1.51 **Defects in existing work** To be reported to Contract Administrator without delay. Obtain instructions before proceeding with work, which may:

1. Cover up or otherwise hinder access to the defective construction or,
2. Be rendered abortive by the carrying out of remedial work.

1.52 **To match existing** Means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval and to additional specified requirements.

1.53 **Remove** Means remove existing work so described and all associated accessories, fastenings, linings and bedding materials without damaging adjacent work to be retained. "Form" or "Cut" openings etc., means remove as necessary.

1.54 **Re-fix** Means:

1. Carefully remove existing work.
2. Remove fastenings and bedding materials from products and materials and clean and repair as necessary.
3. Set aside and adequately protect until required.
4. Re-fix or relay securely using fixing, bedding and jointing materials and methods to match existing, or approved alternatives.
5. Comply with additional specified requirement

- 1.55 **Make good** Means carry out local remedial work, including the following as appropriate and necessary to leave the work sound and neat to approval:
1. Remove.
 2. Fill, dress down, piece in, patch, extend existing.
 3. Re-fix or re-stick.
 4. Re-decorate.
- Consequently upon removal, alternation, extension and maintenance work is deemed to be included in such items.
- 1.56 **Renew** Means carefully remove existing work and replace:
1. With materials/products identical to those removed or approved substitutes.
 2. Using methods similar to those used in constructing the removed work or approved alternatives.
 3. To meet additional specified requirements.
- 1.58 **Contractor's Provisional Sums** **The contractor must not insert his own provisional sums.** Any tender received containing provisional sums inserted by a Contractor will be deemed to have been qualified and will be unable to be considered.
- 1.59 **Site Welfare** The contractor can use the existing toilets & kitchen facilities in the property.
- 1.60 **Electricity** The Contractor will be provided with electricity free of charge by the Employer.
- 1.61 **Burning Off** No naked flames or lamps will be permitted. Only hot air burning blowers will be accepted. Chemically stripping surfaces will also be accepted.

1.62 **Contingency
Sum**

Allow the contingency Sum of £15,000 for unforeseen work deemed necessary by the C.A. This sum to be deducted in whole or in part, if not expended.

£15,000

THE WORKS

THE WORKS

£

Scope of Work

The scope of work mentioned herein this specification includes refurbishment, repair, reinstatement and decoration work.

1.0

General

1.1

Refurbishment/Demolition Asbestos survey being prepared by the client

1.2

The Contractor is to allow in his price for the removal of items stripped out from the site and for disposing of same and for all tip costs accordingly.

1.3

No skips are to be allowed on the site and all waste is to be removed by wait and loads or similar.

1.4

No waste/rubbish is to be stored externally or internally that would block the main entrance.

1.5

All materials to be delivered to site in a timely manner and to prevent the blocking of the access road.

1.6

2 No. vehicle car parking spaces are available in Mallard Court

1.7

The Contractor is to allow for any access equipment required to safely complete the works including all scaffolding, safety equipment and the like. Allow for maintaining protection and for removing same on completion.

1.8

All scaffolding to be fully boarded and sheeted to prevent any falling debris. Scaffolding to also be alarmed

1.9

Any noisy work to be undertaken outside of the tenants working hours and with prior agreement.

		£
5.00	<p><u>Internals</u></p> <p><u>Decoration - Item 15 in Schedule of Dilapidations</u> All existing internal walls and ceilings are to be made good by filling, sanding, decorators caulk etc. The surfaces should be smooth and even. All existing redundant screws, nails, wall plugs etc should be removed and the holes made good. All existing signage/notice boards and fixings should be removed and safely stored for re-fixing after the decorating. All switches, sockets etc must be released from the surface and not cut in. Where possible all existing radiators should be removed to allow the wall to be painted. Contractor to ascertain whether the existing wall surfaces are painted with a porous/breathable paint or not. If a breathable paint has been used then the new paint should also be a breathable paint. Provide two top coats of the clients chosen paint.</p>	
5.01	<p>All existing internal joinery (doors, skirting boards, handrails, window boards, dado rails etc) are to be rubbed down to a sufficient standard. Provide one undercoat, prior to applying two top coats in clients chosen colour. Any runs must be rubbed down and top coat reapplied. Doors can either be brush or roller finish but must be consistent throughout.</p>	
5.02	<p>All existing radiators to be repainted. Rub down any rust and apply 1 coat primer/oxide. Provide 2 undercoats and 1 top coat.</p>	
5.03	<p><u>Electrical Systems – Item 16 in Schedule of Dilapidations</u> The Contractor is to appoint a specialist to carry out a period inspection and test of the existing electrical system, fire alarm system, emergency lighting system, etc, and provide certification to the client. Contractor to prepare fee proposal for addressing any issues identified in the inspection and test. <i>Allow a provisional sum of £750 for any identified issues</i></p>	750

£

- 5.04 The Contractor is to appoint a specialist to survey/assess the existing electrical systems and advise whether separate meters can be installed to serve the different occupancies within the building. Allow to supply a total of four no new electrical meters positioned as follows:
 1 no meter – 2nd floor
 2 no meters – 1st floor
 1 no meter – ground floor.
- 5.05 Switches and Sockets
 All existing switches/sockets/outlets are to be replaced with brushed screwless steel fittings. Fittings to be to client's approval. Contractor to survey the building to ascertain the exact number and location of the switches/sockets/outlets.
- 5.06 Internal Lighting
Please provide two cost options:
Option 1:
 The existing internal lighting within the office accommodations is to be replaced with new light fittings as per the lighting design in the appendix of this specification. Contractor to provide cost for the supply and installation.
- 5.06a **Option 2**
 The existing internal lighting within the office accommodations is to be replaced with new fire rated chrome LED spot light fittings. Number and positioning of light fittings to be established by the contractor.
 Contractors design portion
- 5.07 Common parts lighting
 Replace all common parts lighting as per lighting design. All wiring to be chased into walls and plastered as necessary prior to decoration
- 5.08 Internal Lighting – Item 29 in Schedule of Dilapidations
 Contractor to ensure that the light switching to the second floor office is from the central light switches alongside the staircase entrance door.

		£
5.09	<p><u>Gas Safe Certificate – Item 17 in Schedule of Dilapidations</u> The Contractor is to appoint a specialist to carry out a commercial gas safe inspection and test of the gas systems and boiler, and provide certification to the client.</p>	
5.10	<p>Allow a provisional sum of £1, 500 for addressing any issues identified in the inspection and test.</p>	1500
5.11	<p><u>Chlorination Certificate – Item 18 in Schedule of Dilapidations</u> The Contractor is to appoint a specialist to carry out a chlorination or water risk assessment for the water services. <i>Allow a provisional sum of £500 for addressing any issues raised in the report</i></p>	500
5.12	<p><u>Internal & External Glass – Item 19 in Schedule of Dilapidations</u> The Contractor is to appoint a professional cleaner to carry out a thorough clean of all external and internal glass on completion of the project.</p>	
5.13	<p><u>Intruder Alarms – Item 20 in Schedule of Dilapidations</u> The Contractor is to remove all redundant intruder alarm systems, including sensors, trunking, cabling, switches, alarm boxes, etc and make good all areas.</p>	
5.14	<p>Supply and fit a new dome CCTV camera in the corner of the ground floor corridor. Link camera wirelessly to Mallard Court’s IT system. Allow a provisional sum of £2,500</p>	2500
5.15	<p><u>Data and Telecom Systems – Item 21 in Schedule of Dilapidations</u> The Contractor is to remove all redundant data and telecom systems, including outlet points, trunking, cabling, switches, control boxes, etc and make good all areas.</p>	
5.16	<p><u>Kitchenettes – Item 22 in Schedule of Dilapidations</u> The contractor is to remove all existing kitchenettes (2 on the first floor and 1 on the second floor) and make good all areas. Install new kitchen units, sinks, splashbacks, services, work surfaces etc as detailed in the design prepared by Planen Kitchens (Planen Kitchens, Cygnet</p>	

£

House, Market Square, Staines-Upon-Thames, TW18 4RH – Daryl Robinson – 01784 461887).

5.16

Flooring – Item 23, 31, 42, 43 in Schedule of Dilapidations

The Contractor is to remove all existing flooring from the offices and communal spaces and make good all areas. Contractor to address any `creaks` in the existing floors by lifting and re-installing the affected areas of the flooring.

5.17

Contractor to cost for:

Supplying and installing a new Steppe Interface Transformation carpet tile to the office areas. **Supply and fit a max of 3m2 of ceramic floor tiles per kitchenette along with appropriate border strips. Allow a PC sum of £20m2 for the tiles.**

or

~~Repairing and sanding the existing floor boards and providing a stained finish to the existing flooring allowing for 10% floor board replacement.~~

5.18

Contractor to replace the existing carpet to the communal areas with a new Steppe Interface Transformation carpet tile. Provide new aluminium nosings to the staircase. Colour of the carpets and the nosings to be to the client's approval.

5.19

Ironmongery to Internal Doors and Windows – Item 25 in Schedule of Dilapidations

The Contractor is to remove all existing ironmongery from the internal doors and windows and replace with brushed steel ironmongery including push and kick plates. All push and kicks plates to be bonded rather than screwed.

5.20

Extension Plug – Second Floor – Item 26 in Schedule of Dilapidations

The Contractor is to remove the plug extension cable installed by the previous tenants and make good all areas.

		£
5.21	<p><u>Stud Partitions – Second Floor – Item 27 & 28 in Schedule of Dilapidations</u></p> <p>The Contractor is to remove the stud partitions and door (to meeting room) and the stud partition alongside the kitchenette which were installed by the previous tenants and make good all areas.</p>	
5.22	<p><u>Internal Blinds – Item 30 in Schedule of Dilapidations</u></p> <p>The Contractor is to remove all internal window blinds installed by the previous tenants and make good all areas prior to decoration. Supply and fit new aluminium venetian blinds to all windows. Supply and fit polished chrome safety restrictors in sash window runners</p>	
5.23	<p><u>Dampness to Chimney Breast – Second Floor – Item 31 in Schedule of Dilapidations</u></p> <p>The Contractor is to remove the damp and stained plaster to the chimney breast and investigate the reason for the dampness. Provide new lime plaster to match the existing ready for new decoration and make good all areas.</p>	
5.24	<p>Allow a provisional sum of £5,000 to remove internally the central chimney breast Inc. all associated structural works.</p>	£5000
5.25	<p><u>Dampness to South Facing Wall – First Floor – Item 33 in Schedule of Dilapidations</u></p> <p>The Contractor is to remove the damp and stained plaster to the chimney breast and investigate the reason for the dampness. Provide new lime plaster to match the existing ready for new decoration and make good all areas.</p>	
5.26	<p><u>First Floor WCs – Item 34 to 41 in Schedule of Dilapidations</u></p> <p>The Contractor is to remove all furniture, fittings, floor coverings and wall tiles within the existing WCs and make good all areas. Install new Ideal Standard Concept Space 45cm basins along with single chrome mixer taps. All exposed pipework and traps to be of a chrome finish.</p> <p>In the female toilet install a Concept Space, back to wall WC bowl with hidden cistern. Remove existing boxing in and create new full height boxing in.</p> <p>Within the male toilet install a Concept Arc 4/2.6 litre dual flush close coupled cistern. In both toilets install a single</p>	

		£
	<p>tile high splashback and a brushed steel, Redring Autodry slimline hand-driers. Supply and fit new ventilation terminals, services, toilet roll holders and toilet brushes, mirrors etc. Exact spec to be confirmed prior to installation by the client.</p> <p>Within the female toilet install a suitably sized slimline hot water cylinder behind the newly created boxing in. All hot water taps on the first and second floor to be fed off new cylinder. Remove all redundant piping and redirect new pipework as required. Repair all damage caused prior to decoration.</p>	
5.26a	<p><u>Lighting – Basement – Item 45 in Schedule of Dilapidations</u> The Contractor is to renew any existing light fittings within the basement which do not currently operate. Light fittings to match the existing.</p>	
5.27	<p><u>Tanking – Basement – Item 45 & 46 in Schedule of Dilapidations</u> The Contractor is to appoint a specialist tanking surveyor to carry out a detailed survey and assessment of the existing tanking system within the basement. The Contractor is to prepare a fee proposal for correcting any defects identified within this survey/assessment. <i>Allow a provisional sum of £1,500</i></p>	£1500
5.28	<p><u>Fire Proofing to Beam – Basement – Item 47 in Schedule of Dilapidations</u> The Contractor is to repair the cladding to the existing beam by providing fireline board, with joints taped and a plaster skim. Make good all areas.</p>	
5.29	<p><u>Fire Safety Signage – All floors</u> The Contractor is to provide a cost for replacing all the existing fire safety signage with stainless steel signs. Contractor to survey the building to ascertain the exact type, number and location of signs.</p>	

£

Summary

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Sub total

Contingency

Preliminaries

Total

VAT

Qualifications

APPENDIX – LIGHTING, KITCHEN DESIGN & PLANS