

	<b>SPECIFICATION OF WORKS</b>	<b>COST</b>
	<b>The refurbishment and conversion of the existing Bakehouse to a Heritage Centre. AT The rear of REAH'S, 15 Silver Street, Masham HG4 4DX (access from College Lane)</b>	
<b>1</b>	<b>PRELIMINARIES:</b>	
<b>1.1</b>	<b>Generally</b>	
	The following Preliminary clauses shall be read in conjunction with those contained in the JCT Minor Works Building Contract (2011 edition including Amendment 1 issued March 2015).	
<b>1.2</b>	<b>Employer The Making of Mashamshire</b>	
<b>1.3</b>	<b>Employers Agent: Wild Garlic Training Limited</b>	
	All correspondence must be addressed to the Employers Agent. Wild Garlic Training Limited, 9 Little Market Place, Masham HG4 4DY	
<b>1.4</b>	<b>Construction (Design and Management Regulations 2015 (CDM2015)</b>	
	The CDM 2015 Regulations apply to this Contract. The Contractor should note that Alternative A is to apply and he will be the Principal Contractor.	
<b>1.5</b>	<b>Contract Particulars</b>	
	Documents the Employer has prepared to show and describe the works to be done:	
	Contract drawings: No:	
	1- Location Plan	
	2- As existing plans and elevations	
	3- Proposed plans and elevations	
	4- Proposed plan: 1:50	
<b>1.6</b>	<b>Pricing Document provided by the Contractor</b>	
	To be provided by the Contractor.	
<b>1.7</b>	<b>CDM Regulations</b>	
	Contractor to confirm if the project is notifiable and make the necessary arrangements	
<b>1.8</b>	<b>Arbitration</b>	
	Arbitration shall apply.	
<b>1.9</b>	<b>Commencement and Completion.</b>	
	The Works shall commence within two weeks of signing contract and be completed within three calendar months. (Note; earliest start date 1 <sup>st</sup> Dec 2016)	
<b>1.10</b>	<b>Liquidated Damages</b>	
	Will be charged at the rate of £500 Per week.	
<b>1.11</b>	<b>Rectification Period.</b>	
	Six calendar months from Practical Completion.	

<b>1.12</b>	<b>Retention</b>	
	At 5%.	
<b>1.13</b>	<b>Release of Retention</b>	
	Retention reduced to 2.5% at Practical Completion.	
<b>1.14</b>	<b>Interim Payments</b>	
	To be requested by the Contractor at the end of each calendar month.	
<b>1.15</b>	<b>Documentation</b>	
	All documentation shall have been handed to the Employers Agent no later than one month before the Rectification Period expires.	
<b>1.16</b>	<b>Insurance</b>	
	The Employer shall extend his Existing Structure insurance and the Contractor provide full insurance for the works and Public Liability Insurance amounting to £5 Million Pounds.	
<b>2</b>	<b>INFORMATIVE</b>	
	The Contractor should note that these works are being funded by third parties and subject to their confirmation and agreement.	
<b>3</b>	<b>VAT</b>	
	VAT to be shown separately at the end of the priced Works Specification	
<b>4</b>	<b>WORK SPECIFICATION</b>	
<b>4.1</b>	<b>Description of the works.</b>	
	The works are in the refurbishment of the existing Bakehouse and its conversion to a Heritage Centre accessed from College Lane Masham..	
<b>4.2</b>	<b>Inspection of site and premises.</b>	
<b>4.2.1</b>	The Contractor must visit the premises and acquaint himself with the construction of the building, the nature of the finishing, the facilities for access, and any other conditions that may affect the specified works. The Contractor shall be deemed to have visited the premises and no claim on the ground of lack of knowledge will be entertained.	
<b>4.2.2</b>	<b>The Contractor must contact the Employers Agent on 01765 689702 to arrange access with the Owner for inspection.</b>	
<b>4.3</b>	<b>Access to the Site.</b>	
<b>4.3.1</b>	Access, which is very restricted, will be from College Lane only. The highway must be kept clear for other users at all times. Deliveries are to be arranged to minimise disturbance to Employer, Property owner, adjoining occupiers/owners, users and to the public.	
<b>4.3.2</b>	<i>The Contractor shall note that the associated shop premises will remain open throughout the works and must maintain access at all times by the owners, guests, public and users together with access to adjoining properties.</i>	
<b>4.4</b>	<b>Scaffolding, Plant, Tools and the like.</b>	
<b>4.4.1</b>	The Contractor shall provide all necessary scaffolding, plant and	

	equipment required to carry out the works and pay any necessary fees associated therewith.	
4.4.2	The Contractor must at all times protect the internal and external surfaces and provide and maintain adequate dust protection and containment. All damage must be made good to the satisfaction of the Employers Agent and be at the Contractors cost.	
4.4.3	<i>The Contractor shall provide and maintain suitable boarding, sheeting and other necessary protective screens to isolate the site from the remainder of the building, which shall remain in use throughout the works. Shall also provide and maintain proper emergency egress for the associated shop.</i>	
4.5	<b>Building Status</b>	
	The Contractor shall note that the building is not Listed as being of historic interest but lies within the Masham Conservation Area. Most of the surrounding buildings ARE Listed including the joined building (College Grove) to the South/ West. Appropriate precautions and care must be taken to protect the building and the adjoining buildings.	
4.6	<b>Services</b>	
4.6.1	The Contractor and with prior agreement with the Employer and Owner, will be permitted the use of the existing services where available and is to comply with regulations associated with their use. <b>Mains supplies of water, electric and gas must be maintained at all times and can only be disconnected with prior agreement.</b>	
4.6.2	The Contractor must note and make arrangements for the continued use of all services by the Owner and family who live on the premises and run the retail shop.	
4.7	<b>Health and Safety.</b>	
4.7.1	The Contractor shall allow for all costs incurred in complying with the Construction (Design and Management) Regulations, the Construction (Health and Safety and Welfare) Regulations, the Health and Safety at Work Act and associated legislation, Working Rule Agreements and the like. <b>Designers Risk Assessment is appended to this Schedule as Appendix 1.</b>	
4.7.2	There are <b>no</b> plans available locating services and the Contractor to take all steps necessary to protect workmen, users of the shop, house, staff and the general public.	
4.8	<b>Protection of the Works.</b>	
	Allow for safeguarding the Works and providing all temporary barriers, watching and lighting etc. that may be required for the protection of the works, those using the premises, adjoining occupiers, protection against damage of theft, trespass on the site or on adjoining property. <b>The associated shop and domestic premises are to remain in use for the full duration of the contact and assess must be maintained at all times.</b> Works are to be executed in such a manner to minimise inconvenience to all users and adjoining owners. Out of hours working is to be with the prior agreement of the Owner and Employers Agent.	
4.9	<b>Removal of Rubbish.</b>	
	<u>Due to the restrictive nature of the site All rubbish is to be removed on a daily basis as it occurs and not stored on site.</u> The Contractor must ensure that the rubbish is removed_with the minimum	

	inconvenience to users and adjoining occupiers. This is deemed to include working out of hours or bagging prior to removal as appropriate.	
<b>4.10</b>	<b>Supervision.</b>	
	The Employers Agent will carry out the day-to-day administration of the works.	
<b>4.11</b>	<b>Security</b>	
	Whilst carrying out the works the Contractor must take all reasonable steps to secure the premises at all times.	
<b>4.12</b>	<b>Cleaning on Completion.</b>	
	On completion, the Contractor must hand over the Works in a clean and tidy condition, including as applicable, scrubbing or cleaning floors and paving, cleaning glass both sides, removing any mortar and cement marks and other stains and spillages and rectifying any other matters which would render the Works unsatisfactory to the Employers Agent.	
<b>5</b>	<b>PREAMBLES</b>	
<b>5.1</b>	<b>Generally</b>	
5.1.1	These clauses are to be read in conjunction with the Preliminaries and General Conditions of Contract.	
5.1.2	All works are to be carried out to the entire satisfaction of the Employers Agent	
<b>5.2</b>	<b>Materials</b>	
5.2.1	All materials shall comply with the latest British Standard and be used in accordance with the manufacturers instructions where appropriate.	
5.2.2	Where materials are from a named manufacturer the manufacturers instructions for installation must be followed.	
5.2.3	Where the words 'or similar' are used following a named material the alternative proposed must be equal in quality and performance to the specified material and the Employers Agents approval must be obtained.	
5.2.4	All materials are to be stored in a secure manner appropriate to the material and in accordance with the manufacturer's recommendation where issued. Materials that have been damaged or not stored in a proper manner will be rejected.	
<b>5.3</b>	<b>Workmanship</b>	
	All work shall be carried out in accordance with BS 8000 'Workmanship on Building Sites' which is to be read in conjunction with manufacturers instructions, the Health and Safety at Work Act and any regulations published by the Health and Safety Executive, which apply.	
<b>5.4</b>	<b>Asbestos</b>	
	<b>The Contractor must note that a 'Pre Construction asbestos survey' has been carried out by Omega Asbestos Consulting of Durham. The report identified asbestos containing materials (ACMs), and their Management Summary and Recommendations are attached as Appendix 2. A copy of their full report is available from the Employers Agent upon request.</b>	

<b>6</b>	<b>THE WORKS</b>	
<b>6.1</b>	Erect and maintain all barriers, hoarding, signs and warning notices, including asbestos warning notices, to protect the Owners, building users, general public, work people and adjoining people and buildings for the duration of the works and remove on completion.	
	Ensure all internal and external doors are secured at the end of each working day.	
<b>6.2</b>	<b>Removal</b>	
<b>6.2.1</b>	<b>The Contractor to arrange for all Asbestos containing material and dust to be removed during the works to ensure compliance with current legislation and guidance to prevent any hazard to workers, occupiers adjoining owners and the general public. Such removal to be Phased as appropriate and clearance to work certificates issued as required.</b>	
<b>6.2.2</b>	Take down and remove from site existing timber lean-to on the West wall in the inner courtyard.	
<b>6.2.3</b>	Remove to storage all required furniture, machines and fittings for the duration of the works, including disconnecting the stainless steel sink and wash hand basin unit. Return and reinstall all on completion.	
<b>6.2.4</b>	Provide physical protection to the existing large built-in ovens for the duration of the works and remove on completion.	
<b>6.2.5</b>	Strip out all wall and ceiling boarding with battens/fittings and remove from site. (Asbestos)	
<b>6.2.6</b>	Hack off all rendering and plaster to walls and remove from site.	
<b>6.2.7</b>	Take down large storage unit at entrance and remove from site.	
<b>6.2.8</b>	Strip out vinyl (asbestos) floor tiles and stair nosings and remove from site.	
<b>6.2.9</b>	Take down and remove to storage fixed racks etc. to walls and refix as directed on completion.	
<b>6.2.10</b>	Carefully remove existing electrical installation within all areas of the Reception/access, Archive/toilet, new external storage areas and History Room, retain any fittings, cables etc. suitable for reuse. NOTE the services and equipment to the large built-in ovens will require up grading to current standards for reuse.	
<b>6.2.11</b>	Disconnect and remove from site existing WC suite and seal off services. (asbestos)	
<b>6.2.12</b>	Carefully disconnect all water and appropriate gas pipes and remove. Set aside equipment for reuse. Remove all unwanted pipework including all lead pipes and clear away.	
<b>6.2.13</b>	Check existing wall-mounted boiler for duration of work, as the shop and dwelling uses this.	
<b>6.2.14</b>	Erect and maintain scaffolding for the works, including upper floor, and remove on completion of works.	
<b>6.2.15</b>	Carefully remove existing metal roof ventilators and set aside for reuse.	
<b>6.2.16</b>	Carefully remove existing (asbestos) roof coverings complete with roof lights, lead flashings rainwater guttering and down pipes, and remove from site. Provide any temporary support to freestanding brick chimneystacks and protection to adjoining roofs.	
<b>6.2.17</b>	Clean out all areas and remove debris from site.	
<b>6.3</b>	<b>Walls/floors</b>	
<b>6.3.1</b>	Carefully rake out existing external walls to all elevations at ground and first floor to eaves levels, together with brick chimneystacks and repoint to a minimum depth of 25mm in lime rich mortar as directed. Allow cutting out badly damaged bricks and replacing with	

	bricks to match. Remove all debris.	
6.3.2	Carefully take and rebed Chimney pots with new flaunching.	
6.3.3	Carefully rake out existing internal walls to first floor Archive room and above ovens and repoint to a minimum depth of 25mm in lime rich mortar as directed. Remove all debris.	
6.3.4	Carefully wire brush all existing internal masonry walls and repoint/repair as necessary prior to new coverings. Remove all debris.	
6.3.5	Instruct suitable and duly qualified contractor to drill and install horizontal and vertical Damp proof course to all walls to prevent rising damp. A 30-year guarantee backed by Lloyds, to be provided on completion. Provide attendance as necessary.	
6.3.6	Prepare and paint all internal walls (to a height of 500mm) and all concrete floors with bitumen based damp proof liquid membrane in accordance with manufacturers instructions.	
<b>6.4</b>	<b>Roof</b>	
6.4.1	Provide adequate scaffolding for the works together with full protection to adjacent surfaces and remove on completion.	
6.4.2	Clean, inspect and repair/enhance as necessary existing roofing support members to enable new roof covering.	
6.4.3	Provide and erect to upper and lower roofs new 'dark grey' corrugated metal sheeting including 120mm K7 insulation between rafters and new self-finished 3.5mm K15 insulation to u/s (existing trusses retained). Include all ridge, wall, verges and eaves flashings (lime rich mortar as directed).	
6.4.4	Replace existing (4no) roof lights with conservation/heritage double glazed opening roof lights including all cutting, filling and flashings. Provide opening poles.	
6.4.5	Construct and replace existing East facing glazed lights with double glazed metal patent glazing, with opening lights as existing, and include all fittings and flashings. Provide opening poles.	
6.4.6	Double-glazing to include toughened glass. Opening lights – pole operated.	
6.4.7	Overhaul the two metal ventilators previously set aside and repaint with suitable long life paint.	
6.4.8	Cut and fit openings for previously set aside metal roof ventilators include for all internal and external trims.	
6.4.9	Provide and fix new cast iron ogee gutters with rise and fall brackets and down pipes to discharge into existing gullies include all fittings, bobbins and fixings. (Paint gutters internally and externally together with down pipes before fixing)	
6.4.10	Make good all adjoining surfaces on completion.	
<b>6.5</b>	<b>Walling/internal</b>	
6.5.1	Prepare existing walls to History room and ground floor Archive/Toilet areas for, and provide and fix, pre-treated sw battens and 22mm Knauf thermal laminated tapered edge sheeting or similar. (All edges of boarding to be tapered and include trimming to all openings and abutments). Sheeting to be finished 20mm above floor levels and taken to underside of roof.	
6.5.2	Prepare and skim plaster all boarding and prepare for decoration.	
6.5.3	Provide and fix in History room black PVC coved skirting.	
6.5.4	Provide and fix timber skirting to all other areas.	
6.5.5	Prepare and extend existing walls to form new door opening to Toilet area, finish as above. Provide and fix outward opening half glazed disability door and frame with one and a half pairs of hinges. Door to be solid four panelled with appropriate disability locking	

	handle.	
6.5.6	Carefully take down existing door and frame to History room entrance, reconstruct lobby to match existing surfaces and rehang existing door and frame upgraded to fire door. Renew door furniture as directed. Provide and fix security lock. Include new softwood fanlight above door and glaze with obscure wired glass.	
6.5.7	Overhaul existing door and frame to Shop prep room, ensure one-hour fire protection and install crash bar, and break glass lipping to provide emergency egress only.	
6.5.8	Overhaul, repair existing windows in History room, remove fly netting and reglaze with obscure glass. Prepare for redecoration.	
6.5.9	Cut and form new doorway between main room and yard. Provide and fix new external quality four-panel door and frame and provide and fix new furniture and security lock. Upper panels to be glazed with obscure wired glass. Make good all surfaces disturbed and provide concrete step with metal weather bar.	
6.5.10	Carefully take down and clear away existing door and frame to old WC area and make good surfaces disturbed. Provide and fix to both sides of old WC two rows of hat and coat hooks on prepared SW battens, one at 1.2M and other at 1.8M height	
6.5.11	Remove existing door furniture to main entrance door, overhaul and repair door and frame. Provide and fix security lock. Provide and fix brass letterbox and cage to main entrance.	
6.5.12	Adjust and rehang existing small (coal) door in Toilet area to open outwards on fold back hinges and stays.	
6.5.13	Provide and fix new pre-treated softwood obscure double-glazed opening fanlight window with fitting including window boards.	
6.5.14	Overhaul existing window in former toilet area and fix shut fanlight.	
6.5.15	Cut and form new opening in timber first floor and provide and fix Youngman Eco folding timber loft ladder, or similar, to provide storage access. Make good all surfaces disturbed.	
6.5.16	Provide and fix removable Perspex and timber framed screen to 1.85m high in position shown on drawing.	
<b>6.6</b>	<b>External stores and WC</b>	
6.6.1	Alter and adjust existing PVC rainwater gutters and down pipes.	
6.6.2	Confirm external motor on bracket is required and resite and reconnect within building as directed..	
6.6.3	Clean all walls and make good surfaces.	
6.6.4	Overhaul and repair existing window to shop prep area, fix shut opening light and cover glazing with 3M obscure film.	
6.6.5	Break up and remove existing paving to straight lines. Excavate for and lay 150mm clean hardcore and blind with sand. Provide and lay radon quality 1000g Damp-proof membrane sealed at joint and turned up at edges. Provide and lay 100mm under floor insulation and 150mm reinforced concrete floor slab with steel trowel finish including toe foundation. Slope both doorsteps and incorporate metal threshold strips.	
6.6.6	Excavate for and alter existing underground drainage to suit new layout and provide and lay new WC soil pipe vented as necessary.	
6.6.7	Build two brick high starter wall for timber studs any DPC taped to DPM.	
6.6.8	Construct new walls to form store and toilet areas as shown with hold down bolts, comprising 125 x 25mm horizontal preservative treated weatherboarding painted Olive Drab matt finish. Framing to be 100 x 50mm pre-treated SW in filled with 100mm insulation wallboard with rafters to extend main roof at a lower (minimum) pitch. Extend the main roof as specified above to include cast-iron	

	gutters and RWP's. Internal walls to be as above with plasterboard and skim and black PVC coved skirting.	
<b>6.6.9</b>	Paint WC floor with red floor paint.	
<b>6.6.10</b>	Provide and fix 2No. solid doors and frames including all fittings and security locks. Doors to be half glazed with wired obscure glass. Provide and fix one high level and one low level aluminium strip ventilators to each new door.	
<b>6.6.11</b>	Overhaul and repair existing door and frame from shop area and provide and fix new furniture including bolt.	
<b>6.6.12</b>	Provide and fix new white WC suite complete, together with white wash hand basin and electric water heater. Plumb in as required.	
<b>6.6.13</b>	Toilet roll holder, towel rail, hat and coat hook to door.	
<b>6.6.14</b>	Provide and fix mechanical ventilation in toilet area including all fitting.	
<b>6.6.15</b>	Provide and fix in both store areas, metal racking from floor to ceiling on one side each.	
<b>6.7</b>	<b>History Room</b>	
<b>6.7.1</b>	Provide and fix two prepared 300x50mm SW boards, strapped together and fixed to centre line of trusses for full length for storage.	
<b>6.7.2</b>	Provide and fix 50 x 25mm battens to West and South walls at 1.25M and 2M above floor level for display boarding. Include 3No. pin boards 1.2M wide.	
<b>6.7.3</b>	Using a specialist contractor (Abbey Floor Care or similar) clean and repair existing quarry tile floor. Carefully rake out damaged grouting and regrout. Repair damaged tiles and reseal.	
<b>6.7.4</b>	Provide and fix "Gorenje Ork 193R" Fridge freezer in position shown.	
<b>6.7.5</b>	Provide fix and connect "Rangemaster Classic 110 Duel Fuel Cooker" in position shown.	
<b>6.7.6</b>	Carefully clean off original stove front including rear working area, overhaul all firebricks and clean out all flu ways.	
<b>6.8</b>	<b>Archive/Accessible Toilet</b>	
<b>6.8.1</b>	Overhaul and repair vertical access ladder, hatch and pulley lifting system.	
<b>6.8.2</b>	Provide and lay 100 x 75mm pre-treated SW joists over ovens include packing's and lay 18mm flooring grade chipboard for storage.	
<b>6.8.3</b>	Repair ceiling as necessary prior to painting.	
<b>6.8.4</b>	Supply and install 'Armitage Shanks' or similar, "doc M plus pack", sanitary fittings to include W.C, cistern, cover fastener, lever, seat, wash basin, lever tap, waste, hangers, waste tap, under basin thermostatic valve, grab rails, mirror and toilet roll holder. To include "blue" easy grips to grab rails. All hot and cold water supplies to be connected to existing with all appliances being controlled by separate in-line valves. Drainage connected to existing adjacent outlet and boxed in. Drainage to include new low-level plastic sub stack complete with "Durgo" air admittance valve and fitted in corners of toilet. New stack to receive waste from toilet and is to be connected into existing drainage system.	
<b>6.8.5</b>	Prepare and tile all walls above wash hand basin.	
<b>6.8.6</b>	Provide and fix 50 x 25mm battens to both walls at 1.25M and 2M above floor level for display boarding.	
<b>6.8.7</b>	Prepare existing floor and lay vinyl-flooring (Tarkett - Marley or similar) colours to be chosen later.	
<b>6.8.8</b>	Install 'Magrini's' or similar compact baby care unit within Accessible Toilet together with nappy basket.	

<b>6.8.9</b>	Provide and fix mechanical ventilation in toilet area including all fitting and connections.	
<b>6.8.10</b>	Provide hat and coat hook to door.	
<b>6.8.11</b>	Provide and fix enclosed lockable storage cupboard with laminate worktop and rounded edging.	
<b>6.9</b>	<b>Archive access area</b>	
<b>6.9.1</b>	Prepare existing floor and lay vinyl-flooring (Tarkett – Marley or similar) colours to be chosen later.	
<b>6.10</b>	<b>First floor Archive</b>	
<b>6.10.1</b>	Overhaul existing flooring and repair as necessary.	
<b>6.10.2</b>	Provide and fix heavy-duty metal shelving to West and South walls including fixing shelves to walls.	
<b>6.10.3</b>	Overhaul external door and frame and repair as necessary. Provide and fix timber horizontal lock bar including brackets and lock pin. Prepare for redecoration.	
<b>6.11</b>	<b>Reception access area</b>	
<b>6.11.1</b>	Re-plaster lime to walls and prepare for decoration.	
<b>6.11.2</b>	Remove redundant pipes, plaster and insulation and provide and fix new plasterboard ceiling, 1-hour protection to dwelling above, including 100mm ridged insulation. Skim plasterboard and fire stop all holes.	
<b>6.11.3</b>	Provide and fix 50 x 25mm battens to East and West walls at 1.25M and 2M above floor level for display boarding. Include 1No. pin boards 1.2M wide.	
<b>6.11.4</b>	Prepare existing floor and lay vinyl-flooring (Tarkett – Marley or similar) colours to be chosen later. Include steps, white nonslip nosing's and upper landing. Provide two large dust arrester mats to external doors.	
<b>6.11.5</b>	Provide, fix and install complete 'Stannah inclined platform lift' or similar to manufacturers instruction to short staircase.	
<b>6.11.6</b>	Collect existing pigeonhole dresser and manufacture and fix slat bench seating for and including 4No. 48lt. plastic storage boxes with lids (600x400x310mm).	
<b>6.12</b>	<b>Electrical</b>	
<b>6.12.1</b>	All electrical work to be carried out by an NICEIC Electrical Engineer in accordance with the latest Building and IEE Regulations and requirements.	
<b>6.12.2</b>	On completion appropriate certification is to be provided together with a completed drawing for the Site Maintenance File under the CDM Regulations.	
<b>6.12.3</b>	Carefully remove existing electrical installations within all areas, and retain any fittings, cables etc suitable for re-use.	
<b>6.12.4</b>	All light and power fittings to be Low Energy (i.e. Led Lighting) wherever possible. Where Low Energy fittings are not used these must be agreed with the Employers Agent.	
<b>6.12.5</b>	Install new lighting, power, alarm and push-bell systems as shown on below and agreed prior to commencement of works.	
<b>6.12.6</b>	Work to be carried out in three stages, i.e. removal, first fixing and second fixing, in conjunction with all other trades.	
<b>6.12.7</b>	All wiring, wherever possible, shall be behind finished wall and ceiling boarding any surface wiring to be in conduit.	
<b>6.12.8</b>	Provide and fix one consumer unit with separate meter to enable payment to landlord for electricity use.	
<b>6.12.9</b>	Existing electrical supply to shop and house to be maintained at all	

	times, and must not be disconnected at any time without prior agreement.	
<b>6.12.10</b>	Install:	
<b>a.</b>	Disability alarm in the new toilet area.	
<b>b.</b>	Extractor Fan units to toilets.	
<b>c.</b>	Boilers	
<b>d.</b>	Cooker	
<b>e.</b>	Smoke and fire alarms	
<b>f.</b>	Security alarm to Archive /Toilet and History room (doors and movement)	
<b>g.</b>	Ovens	
<b>h.</b>	Bell push.	
<b>i.</b>	Display lighting 8 pairs two directional.	
<b>j.</b>	General lighting (office level, including over ovens and Archive store)	
<b>k.</b>	25 switched power double sockets	
<b>l.</b>	Trace heating in first floor archive, both stores and rear WC.	
<b>m.</b>	External lighting to both doors.	
<b>6.12.11</b>	Provide 1 No. Roll of rubber 'trailing lead' cover.	
<b>6.12.12</b>	<i>Note:</i>	
	<i>All wiring to Shop store, rear WC to be connected to shop/dwelling wiring.</i>	
<b>6.13</b>	<b>Water, gas and heating.</b>	
<b>6.13.1</b>	All works to be carried out to the to the current regulations and best Industry standards and on completion appropriate certification is to be provided together with a completed drawing for the Site Maintenance File under the CDM Regulations.	
<b>6.13.2</b>	Carefully disconnect all water and appropriate gas pipes and remove / set aside equipment for re-use. Remove unwanted pipework including all lead pipes and clear away.	
<b>6.13.3</b>	Check existing boiler and retain for duration of works if used by shop and/or house. See previous comments.	
<b>6.13.4</b>	All pipework should be hidden where possible and copper or plastic used but where exposed only copper to be used.	
<b>6.13.5</b>	Provide and fix new water and gas pipework in accordance with current regulations and best practice for all new and retained equipment.	
<b>6.13.6</b>	<i>See Toilet for new works.</i>	
<b>6.13.7</b>	Refix existing stainless steel sink and basin unit in the History room.	
<b>6.13.8</b>	Provide secondary water and gas meters for re-charge arrangements with landlord.	
<b>6.13.9</b>	Provide and fix new boiler in position agreed with Employers Agent, to enable all hot water and central heating requirements of new accommodation. Provide and fix steel radiators as required to all areas including reception, toilets and storage. Frost-free level required to first floor storage area. All to be agreed prior to commencement of work.	
<b>6.13.10</b>	Provide and fix new hot water boiler to serve house and shop as existing. Remove old boiler (and re-use if possible). Location of boiler to be agreed with Employers Agent.	
<b>6.14</b>	<b>Furniture</b>	
<b>6.14.1</b>	The following furniture shall be collected from the Making of Mashamshire store, cleaned, transported and safety restrained at high level in positions shown:	
<b>a.</b>	Large Dresser (History Room)	

<b>b.</b>	Metal cabinet (History Room)	
<b>c.</b>	Pigeon hole Dresser (Reception area)	
<b>d.</b>	The following Furniture and equipment is to be proved by others and delivered to site. Contractor to include for any connection and fitting costs:	
<b>e.</b>	4 Tables	
<b>f.</b>	16 Stools	
<b>g.</b>	3 Armchairs	
<b>h.</b>	Rug	
<b>6.15</b>	<b>Decoration</b>	
<b>6.15.1</b>	Prepare, prime and paint with two undercoats and one gloss finishing coat to all new joinery to the Heritage Centre and associated storage/toilets.	
<b>6.15.2</b>	Prepare and paint with one undercoats and one gloss-finishing coat to all previously painted joinery.	
<b>6.15.3</b>	Prepare, seal and paint new plastered walls and ceilings with two undercoats and one satin finish oil paint.	
<b>6.15.4</b>	Prepare and paint walls and ceiling with one/two undercoats and satin finish oil paint to the Heritage Centre and associated storage/toilets.	
<b>6.15.5</b>	Prepare and paint new pipework and radiators.	
<b>6.15.6</b>	Prepare and redecorate North external wall previously painted, with masonry paint.	
<b>6.15.7</b>	Make good other decorations as required.	
<b>6.15.8</b>	<b>N.B.</b>	
	<i>ICI Dulux paints – Colours to be chosen at a later date.</i>	
<b>6.16</b>	<b>Externally</b>	
<b>6.16.1</b>	<i>See <b>decoration</b> for painting.</i>	
<b>6.16.2</b>	Repair as required existing external paving to main entrance.	
<b>6.16.3</b>	Provide and fix to wall brass engraved sign 300 x 200mm on hardwood backing.	
<b>6.16.4</b>	Provide a fix in concrete four-bike rack. Position to be agreed on site.	
<b>6.16.5</b>	Provide and fix gallows bracket and sign to hang above main entrance.	
<b>6.16.6</b>	Provide and fix to wall 2No. brass engraved sign 300 x 200mm on hardwood backing. Sites to be agreed.	
<b>6.16.7</b>	Wording for signage to be agreed later.	
<b>7</b>	<b>NOTE: THERE IS NO CONTINGENCY AMOUNT INCLUDED.</b> The contractor to ensure that all amounts are included to enable completion of the works, should the contractor be uncertain on any point this must be clarified with the Employers Agent prior to contract.	
<b>8</b>	<b>TOTAL</b>	
<b>9</b>	<b>ADD VAT</b>	
<b>10</b>	<b>CONTRACT AMOUNT</b>	