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| 1. | **Preparatory Works** |  |
| 1.1 | Asbestos Survey  Employ the services of a competent UKAS accredited surveyor to carry out a full refurbishment and demolition asbestos survey of the bathroom and all other areas covered by this schedule of works. Provide a copy of the report.  If any asbestos is identified decision making must be provided to determine whether the proposed work is Licensable, Notifiable (NNLW) or Non-licensable. A cost for its safe removal and disposal or detailed description of a safe system of work must be submitted to and agreed by the Council. Work must be in line with relevant HSE guidance (L143/HSG210). Evidence must be provided to confirm the asbestos work is undertaken by a competent person this would include either details of the operator’s Licence by the HSE or where non-licensable certificates of appropriate certified training (e.g. UKATA Non-licensable Work with Asbestos including NNLW). Work on site must not commence until all recommended removal works have been completed.  Where asbestos has been removed an Asbestos Removal or Site Clearance Certificate must be provided on completion. For licensable works certification must be undertaken by an analyst accredited to ISO 17020 and ISO 17025. |  |
| 1.2 | Asbestos sampling  Price per sample if required |  |
| 1.3 | Prepare Shower Room for works  Carefully remove the wash hand basin and WC and set aside for reuse.  Remove existing bath and/or shower unit (including electrics) and ceramic wall tiles in the bath/shower area and remove from site.  Carefully take up and clear from site the existing flooring and any other such material back to the existing floor as required. Prepare room ready for new works.  All debris arising from the stripping out works are to be removed from site to licensed waste transfer station. |  |
| 2. | **Building Works to Shower Room** |  |
| 2.1 | Plaster Walls  Make good and prepare existing walls, hack off all loose and defective plaster and renew to match existing.  Price per M2. |  |
| 2.2 | Insulated Stud Partition  Construct new stud partition to shower room. 75x50mm timber studs at 450mm centres, insulate between the studs and plaster each side with 12mm plasterboard. Provide noggins between studs with ply for fixing points to rails and other fitting. Apply 5mm plaster finish.  Price per m2 |  |
| 2.3 | Block up Internal Door Opening  Remove existing door, linings and stops. Seal up opening using timber studwork, 12 mm plasterboard and apply 5mm plaster finish, to finish flush with adjacent areas, including matching skirting and coving.  Make good all works disturbed including decorations, clear away debris to approved tip. |  |
| 2.4 | Block up Door Opening (Solid wall)  Remove existing door, linings and stops. Build up internal door opening in block work, bedded and pointed in mortar to match existing, including prepare opening, cut tooth and bond jambs to receive block work, finished both sides with 2 coats of lightweight gypsum plaster finished flush with existing. Match skirting and coving, and make good all works disturbed including decorations, clear away debris to approved tip. |  |
| 2.5 | Widen doorway  Remove existing doors and frames and widen opening as required (Ensure adequate existing lintel support as necessary). |  |
| 2.6 | Widen doorway, with new lintel  Remove existing doors and frames and widen opening as required, including provision of new lintel support. |  |
| 2.7 | Form New Door Openings  Form opening for internal door and frame (Ensure adequate lintel support as necessary).  Supply and fix door lining, architraves and stops, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations to door and frame and make good disturbed wall, temporary propping and clear away debris to approved tip. |  |
| 2.8 | Form New Door Openings, including new lintel  Form opening for internal door and frame, including provision of new lintel.  Supply and fix door lining, architraves and stops, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations to door and frame and make good disturbed wall, temporary propping and clear away debris to approved tip. |  |
| 2.9 | Fit new internal door and frame  Fit new door and frame and allow for all furniture as required. Allow for making good as necessary. |  |
| 2.10 | Sliding Door  Supply and fix a standard ply flush door to shower room. Supply and fix sliding door gear to wall complete with a plywood pelmet. Hang door on new gear. Supply and fix a sliding door bathroom lock complete with lever handles. |  |
| 2.11 | Demolish internal wall [Typically no greater than 5m2]  Remove non-load bearing partition wall and clear away debris to approved tip, including associated doors, frames, skirtings’ etc., make good the existing structure at intersection with internal walls, floors and ceilings. |  |
| 2.12 | Demolish internal wall (solid wall) [Typically no greater than 5m2]  Remove solid internal wall, and clear away debris to approved tip. If load bearing ensure adequate support. Make good the existing structure at intersection with internal walls, floors and ceilings. |  |
| 2.13 | Boxing to pipework behind shower  Provide and construct new boxing to enclose pipe work behind shower. Allow for timber studs and ply forming secure fixing for shower seat and finish with tiling. Price per M2. |  |
| 2.14 | Strengthening Stud Walls/Partitions  Reinforce walls with 12mm ply ready for forming secure fixing points for wall mounted fittings.  Price per M2. |  |
| 2.15 | Ceiling  Make good ceiling where partition has been removed ready for decoration. |  |
| 2.16 | Re-hang Door  Re-hang door to open outward. Allow for removing and re-fixing stops, relocate lock or latch keep and scarf repair door frame where original items fitted. Redecorate door and frame. |  |
| 2.17 | Overboard Ceiling  Provide and fix 12.5mm foil-backed plasterboard with scrim joints and 3mm skim plaster upon existing ceiling. |  |
| 3. | **Shower Room Fittings**  (Typical shower sizes 900x900,1000x1000, 820x1300, although alternative sizes may be requested on occasions) |  |
| 3.1 | Shower Former with Shallow Waste (timber floor)  Supply and install **mm x mm** flush floor shower former tray (AKW, Impey, Contour or equivalent) to form shower area with accessible shallow waste and connect to SVP.  Including square cut existing flooring to size, take up old boards and clear from site, extra support noggins and packing to provide a level top edge with existing floor to receive sheet flooring described later. Connect to the drain system. To include all associated plumbing works. Ensure the floor adjacent to the shower area and within the shower room is true and level and does not have adverse falls. |  |
| 3.2 | Shower Former with Shallow Waste (concrete floor)  Break up existing solid floor as necessary in order to form new shower area and drainage etc.  Supply and install **mm x mm** flush floor shower former tray (AKW, Impey, Contour or equivalent) to form shower area with accessible shallow waste and connect to drain. |  |
| 3.3 | Low Level Shower Tray  Provide and install low level access shower tray (AKW, Impey, Contour or equivalent) **mm x mm** allow for connection into existing SVP including all necessary materials and fixings etc. |  |
| 3.4 | Wet Floor Showers (concrete floor)  Break up existing solid floor as necessary in order to form new shower area and drainage etc.  The whole floor needs to be adapted for a full wet room installation, the floor needs to be constructed to allow full drainage of water from the floor to the shallow waste gulley.   * Full wet room floor to be installed across the whole bathroom floor * All pipework in the bathroom needs to lifted up to allow a full wet room floor to be installed |  |
| 3.5 | Shower pump  Supply and fit digital pump to shower waste. Allow for suitable access to pump. |  |
| 3.6 | Ceramic Wall Tiling:  Supply and fix glazed ceramic wall tiles from a contract range to the shower area height being from floor to ceiling. Allow for;   * Two courses of tiles to the back of the WHB. * Around shower area tiles to extend a minimum of 200mm outside the shower area.   Contractor to include for fair cutting and waste to top edge at ceiling and corners, and for all perforations for pipes cables etc, PVC tile bead trims. Caulk and seal around sanitary fittings, door lining, and corners with a water proof mastic where necessary. |  |
| 3.7 | Extra tiles  Price per m2 for additional tiling. |  |
| 3.8 | Vinyl Floor Covering  Prepare the whole of the Shower Room floor prior to fitting new finish.  Provide and lay Slip resistant vinyl sheet flooring, ( Altro Pisces or equivalent) including 12mm MS Plywood Securely fixed, including all necessary cutting laid to falls, under all fittings with 100mm lapped skirting taken up the wall including cove former and capping, choice of colour to be agreed by client. All joints are to be hot welded and laid according to the manufacture’s instruction with recommended adhesives and sealants. Seal around pipes with coloured water proof mastic.  Allow for 5m2 |  |
| 3.9 | Vinyl Floor Covering  Price per additional M2 |  |
| 3.10 | Electric Shower  Provide and fix an electric shower (Mira advance or equivalent) (min 6.5 KW output) to glazed tile wall surface. Complete with 1000mm long extended rail, fitted 1000mm from floor level, with hose head holder and soap dish. Flexible hose is to be 2000mm long. Thermostatic control to be set at 430C.  All associated plumbing and electrical works (up to 5m) to be included. Surface pipe to be chrome finish.  Position centre of controls **mm** from finished floor level and **mm** from return wall. |  |
| 3.11 | Additional cost for extra electrical or plumbing works (5m to 10m) |  |
| 3.12 | Rail and Shower Curtain  Provide and fix shower curtain rail and 2 number weighted white nylon shower curtains in the area of the shower enclosure. Rail to be cut-to-length to suit installation.  The Curtain is to be hung 10mm above floor level. |  |
| 3.13 | Window spanning kit  Provide and fit suitable waterproof window cover. |  |
| 3.14 | Waterproof blind  Provide and fit suitable waterproof blind over window. |  |
| 3.15 | Shower seat (standard)  Supply and fix on wall tile surface padded shower seat with arms and adjustable legs. |  |
| 3.16 | Shower seat (bariatric)  Supply and fix extra wide, bariatric shower seat on wall tile surface, with padded seat with adjustable arms and legs. |  |
| 3.17 | WC (standard)  Supply and fix new low level WC suite (height to be confirmed 430mm or 480mm).  Include for a white high impact resistant co-polymer white toilet seat, all fixings and connections to SVP and water pipes. |  |
| 3.18 | WC (bariatric)  Supply and fix new bariatric WC.  Include for a white high impact resistant co-polymer white toilet seat, to fit, and all fixings and connections to SVP and water pipes. |  |
| 3.19 | Relocate WC  Relocate WC to new location as directed by the contract administrator. |  |
| 3.20 | Re-fit WC  Re-install WC in original location. |  |
| 3.21 | WC Plinth  Install WC on suitable plinth (Height to be confirmed by contract administrator). |  |
| 3.22 | Replacement Sewer Vent Pipe  Provide and install Replacement PVC-U Sewer Vent Pipe and connect into manhole.  Allow for all necessary work with connecting to the WC, and the bathroom wastes and making good any areas of the wall that have been disturbed by the works. Allow for all fixings, supports and works required. |  |
| 3.23 | Drop down rail  Provide and fit drop down support rail with adjustable legs positioned to side of toilet. |  |
| 3.24 | Wash Hand Basin (new)  Supply and fix to the glazed tiled wall a wall hung white glazed wash hand basin, including plumbing and all connections to mains drainage.  Supply and fit pair of short lever arm quarter turn taps. |  |
| 3.25 | Wash Hand Basin (Re-use)  Re-hang existing wash hand basin, including plumbing and all connections to mains drainage.  Supply and fit new pair of short lever arm quarter turn taps. |  |
| 3.26 | Relocate wash hand basin,  Relocate wash hand basin to new location as directed by contract administrator |  |
| 3.27 | Washer/Drier WC  Supply and fix new wash/dry toilet (Geberit / Clos-O-Mat or equivalent)  Connect waste to existing drainage and provide and fix all other services and commissioning required to allow the WC to function as designed. Make good all areas disturbed during the installation ready for decoration.  Allow for instruction of the client/carer etc in the use of the WC.  To include 5-year Extended Warranty and Annual Servicing (including maximum possible manufacturers Warranty |  |
| 3.28 | Low level shower screen (Half height screen and doors)  Provide and install fixed panel with bi-parting doors 750mm high, opening in and out, including curtain rail. Including weighted white nylon shower curtain in the area of the shower enclosure. The Curtain is to be hung 10mm above floor level. |  |
| 3.29 | Grab Rail  Provide and fix 1 number plastic fluted grab rail. Size to be confirmed by contract administrator.  (Usual size 300mm but on occasion alternative sizes, such as 600mm or 900mm may be requested) |  |
| 3.30 | Grab Rail  Provide and fix 1 number mm plastic fluted grab rail **in blue**. Size to be confirmed by contract administrator.  (Usual size 300mm but on occasion alternative sizes, such as 600mm or 900mm may be requested) |  |
| 3.31 | Over Bath Shower  Carefully remove and dispose of existing tiles around bath making good any damage to walls.  Supply and fix glazed ceramic wall tiles to all 3 sides of bath to ceiling height.  Contractor to include for fair cutting and waste to top edge at ceiling and corners.  Supply and insert a waterproof sealant between the bath rim and new tiling. |  |
| 3.32 | Standard Bath  Supply and fit standard bath properly connected to the hot and cold water supply, and the drainage system. Provide and fit side and end panels as required. |  |
| 4. | **Electrical and Heating Installation** |  |
| 4.1 | Shower Room Distribution Board  Provide and fix new distribution board with RCD protection to service shower room, 100 amp double pole switch, blank covers on spare ways, make all necessary connections to existing cables, connect electricity supply, undertake electrical tests to new system only, make good on completion. |  |
| 4.2 | Earthing  Renew bonding to all services in accordance with current IEE Regulations. |  |
| 4.3 | Extract Fan Shower room (vented to outside through external wall)  Supply and fix at high level extract fan with over-run wired separately from new lighting circuit. |  |
| 4.4 | Extract fan Shower room, (vented to outside through ceiling)  Supply and fix extract fan with over-run wired separately from new lighting circuit. |  |
| 4.5 | Light fitting  Supply and fix 1no ceiling lights with a vapour proof globe rate to IP55 light fitting Class 1 must be earthed. |  |
| 4.5 | Heater  Supply and fix a wall mounted electrical down flow fan heater with pull switch control. Including fused spur. |  |
| 4.6 | Refitting Existing Radiator  Allow for re fitting the existing bathroom radiator. Allow for all necessary works, materials and alterations. |  |
| 4.7 | Install Replacement Radiator  Provide and install new replacement radiator and brackets ready primed as shown on drawing, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test. |  |
| 4.8 | Relocate Radiator  If radiator to be relocated over 2 m from original, extra cost per m for relocation. |  |
| 5. | **Decorations** |  |
| 5.1 | Walls and Ceiling  Prepare all new plaster and existing surfaces making good walls where fittings have been removed as required bring forward, seal and paint two full coats of water based matt emulsion to un-tiled walls.  Make good ceiling to level surface and paint two full coats of white emulsion to ceiling. |  |
| 5.2 | Existing Timber Affected By Works  Rub down removing loose and flaking paint, fill and bring to smooth surface, apply one undercoat and two topcoats. Colours to be agreed on site. |  |
| 5.3 | **Other Areas Affected**  Allow for making good all areas affected by works. Ensure that new and existing finishes meet in a tidy fashion, stopping new decoration at natural breaks in surfaces and materials. If in doubt agree with the Contract Administrators on site. |  |
| 6. | **Other Building Works** |  |
| 6.1 | Rear / Front Door  Carefully remove and dispose of the existing door  Provide and install FENSA approved replacement PVC-U door and top light including frames and wheelchair / low level threshold. To the Door allow for multi-point lock. Allow low E-glass to achieve U-value of 1.8/M2 K Double glazing. Aluminium threshold to be thermally broken. Colour of the frame to be white finish. Make good walls and decorations to area disturbed. Mastic all junctions to brickwork forming airtight joints at head, sill and jambs. Incorporate letterbox if required. |  |
|  | **Total:** | **£** |