Tender Documentation

Project:
The Horn,
St Marys Butts,
Reading

Date: April 2022

Client:
Rayners Enterprises Inc

rma
SURVEYORS

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Registered in England. Company Registration Number: [illegible] VAT Registration Number: [illegible]

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1. Preliminary Clauses

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Section 1 - Prelims

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.1	**Generally**				
1.1.1	The following schedule sets out the proposed work to be undertaken on behalf of the employer to: The Horn, St Marys Butts, Reading, RG1 2LS The works involve the repairs, reinstatement of a public house premises. A Grade II listed building, within a busy commercial centre in Reading town. The Employer: Rayners Enterprises Inc 358-360 Goswell Road LONDON London EC1V 7LQ The Contract Administrator (CA): Richard Mountain RMA Surveyors Foinavon, Churn Road, Compton, Berkshire RG20 6PP T: 01635 579 208 M: 07908 830 092 E:Richard@rmasurveyors.co.uk			£0.00	
1.1.2	This schedule is accompanied by the following drawings: 2021-081-01 Basement Plan 2021-081-02 Ground Floor Plan 2021-081-03 First Floor Plan 2021-081-04 Roof Plan 2021-081-05 Elevations Access to the site for pricing visit will need to be organised via the CA.			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.1.3	Any damage to the property of the Employer caused as a result of the works will be the Contractor's sole responsibility and will require making good at their own expense to the satisfaction of the CA.			£0.00	
1.1.4	The standard of works shall be in compliance with the current British Standards, Building Regulations and other relevant statutory obligations. The Contractor will carry out the works conforming to all current Health & Safety legislation and HSE Codes of Practices.			£0.00	
1.1.5	The contractor should price each and every item to include a breakdown of quantity and rate allowing for a clear breakdown of costs and fair tender adjudication to be undertaken.			£0.00	
1.1.6	Any deviation from the proposed schedule of works needs to be clearly identified in the tender return or alternatively agreed with the Contract Administrator (CA) in writing.			£0.00	
1.1.7	All work is to be undertaken in accordance with standard trade preambles and legislation, including all Codes of Practice, British Standards, Manufacturers Guidelines and Recommendations, Health & Safety Legislation, Building Regulations etc.			£0.00	
1.1.8	A full set of manufacturer's instructions/specifications/typical detail drawings are to be retained on site and it is the main Contractor's responsibility to ensure that these are strictly observed at all times.			£0.00	
1.1.9	Bring to the attention of the CA any discrepancy between the specification and the manufacturer's recommendations.			£0.00	
1.1.10	Bring to the attention of the manufacturer immediately any discrepancy between the materials supplied, the manufacturer's literature or site conditions.			£0.00	
1.1.11	All provisional sums/items are to be expended in whole or part at the discretion of the CA and are to be confirmed in writing. Provisional sums/quantities are not to be exceeded without the CA's prior written approval.			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.1.12	The Contractor must visit site and fully acquaint himself with all aspects of the work prior to tender whether or not these may be referred to in the specification. No claim arising out of a lack information or description in this respect will be admitted during the course of the works.			£0.00	
1.1.13	Any quantities and measurements given are approximate and indicative only of the scope of works involved. The full extent of works must be ascertained by the Contractor who is responsible for checking all measurements on site prior to commencing manufacture or installation of any elements of the works.			£0.00	
1.1.14	The Employer and CA reserve the right to amend or omit the final scope of any item of the works by instruction. No claims for loss or delay shall be allowed in connection with the issue of any such instructions.			£0.00	
1.1.15	The Principal Contractor is to submit all risk assessments and method statements for the works to the Contract Administrator and Site Team prior to works commencing on site.			£0.00	
1.1.16	The Principal Contractor is to note the requirement of the Employer for the provision of a full time working/non-working supervisor during the contract period. Site staff responsible for supervision and control of these works are to be experienced and competent in this type of work and must be able to programme resources accurately and effectively monitor and co-ordinate all site staff including sub-contractors and suppliers.			£0.00	
1.2	**Contract**				
1.2.1	The works will be administered under a JCT Minor Works Contract 2016. There will be a rectifications period of 6 months and a retention of 5% during the contract period and 2.5% during the rectification period.			£0.00	
1.3	**Working Restrictions**				
1.3.1	The Contractor shall take all necessary precautions to protects its operatives and the public from health hazards, associated fumes, noise, dust, etc. arising during the course of the works. Sections of disruptive, noisy or dangerous work may need to be undertaken either before the business day commences, after the business day ends or at weekends.			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.3.2	The employer will confirm any specific insurance requirements, but generally the contractor is to fully comply with 'Fire Prevention on Construction Sites': The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation 7th Ed and compliance with the requirements of the Construction (Design and Management) Regulations 2015 and UK fire safety legislation.			£0.00	
1.3.3	The Contractor is to ensure that materials/debris do not obstruct or restrict the operation or requirements of the building or compromise fire escape routes. The Contractor is to allow for maintaining all areas affected by the proposed works, keeping free from dirt, dust, debris, etc. This is to include sheeting off of any areas not forming part of the works and protection of all common areas.			£0.00	
1.3.4	The Contractor is to note that the employer will not accept deliveries nor will they sign for delivery of any items associated with the work. The Contractor will be required to be on site to accept any and all deliveries.			£0.00	
1.3.5	The Contractor will be able to utilise the power supply within the property for the duration of the works. Full details of the power supplies location and size should be established during site inspections. NOTE: The employer will reserve the right to recover the cost of the supply via standard metered rates.			£0.00	
1.3.6	The successful Contractor is expected to provide, and agree with the Employer, a photographic schedule of condition to all areas involved with the works, prior to commencement on site. Provide CA with CD copy of all photos at commencement of contract.			£0.00	
1.4	**Site Set Up / Temporary Protection**				
1.4.1	The Contractor shall allow for full protection and security against unauthorised entry and weather-tightness of the property during the works. Any damage caused to the existing property due to the Contractor's own negligence will be solely the Contractor's responsibility and will be repayable at their own expense.			£0.00	
1.4.2	The Contractor is to include for the provision of warning barriers around the works during the contract inclusive of warning notices and safety tape bollards, hoarding, etc. if required.			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.4.3	The Contractor will include for all necessary temporary protection to glazing, soft elements of the building structure and fabric throughout the site.			£0.00	
1.4.4	The Contractor shall allow for providing all necessary plant and equipment to carry out all of the proposed works on site.			£0.00	
1.4.5	The Contractor should allow for all scaffold and access equipment. The scaffold should incorporate appropriate safety features for the public space where works are being undertaken inc double boarding, safety netting/sheeting, alarms, lights, hazard warning and scaffold licencing from the local authority. Allow for equipping any scaffold with a propriety alarm installation (for example UBX scaffold security system). State below the type and make of system proposed: *_____*			£0.00	
	Where scaffolding is required to be erected standing partially or fully on or over any adjoining property, public highways or footpaths, the Contractor is to obtain all necessary licences and permits from the relevant land owner or user and pay all fees and deposits and indemnify the employer against any claims or costs resulting from the erection and use (or misuse) of the scaffolding. All scaffolding and/or staging shall be arranged so that: i Use of existing accesses, doors and windows is not impaired. ii Security is not jeopardised. iii The public, occupants, visitors and workmen are protected from falling dust, debris or material (including to all common use areas to rear). The external face of the scaffolding is to be fully sheeted			£0.00	
1.5	**Waste Material**				
1.5.1	There is not room for a skip on site. Allowance should be made for removal of all waste to a licenced waste disposal facility on a daily basis. No waste is to be stored on site for longer than a 24 hour period.			£0.00	
1.5.2	All bins, skips etc. are to be removed from site as soon as they are full and the site guidelines regarding the storage of combustible materials strictly followed.			£0.00	

Section 1 - Prelims

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
1.5.3	A Refurbishment and Demolition Asbestos Survey must be provided by the Principle Contractor prior to works commencing.			£0.00	
1.5.4	If suspected ACM's are found during the refurbishment works then work on site shall stop immediately and the CA shall be informed.			£0.00	
1.5	**Contingency Sum**				
1.5.1	**Allow the Contingency Sum of £11,000.00, to be expended only on the written authority of the Contract Administrator (CA) and adjusted in the Final Account.**			**£15,000.00**	
	TOTAL			**£15,000.00**	

4. Scope of Works

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Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
	This document should be read in conjunction with the preliminary documents and all other applicable contract documents with any discrepancies to be brought to the attention of the Contract Administrator (CA).			£0.00	
2.1	**Strip Out & Removal - General Provisions**				
2.1.1	Note strip out works are included under specific headings within the document e.g. Walls, Ceilings etc. This section deals with waste left in situ and general provisions the contractor should be aware of and make allowance for within their tender submission.			£0.00	
2.1.1	Remove all remaining rubbish, tenant goods, fixtures fittings and effects and dispose of arisings. This includes all waste and goods stored in roof voids and commercial and domestic kitchen fittings and goods, furniture and other waste.			£0.00	
2.1.2	Before starting deconstruction/ demolition arrange with the appropriate authorities for disconnection of services owned by those authorities and removal of associated fittings and equipment.			£0.00	
2.1.3	Protect drains and fittings still in use. Keep free of debris and ensure normal flow during deconstruction/ demolition work.			£0.00	
2.1.4	Make good damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work.			£0.00	
2.1.5	Important Contractor's Note: Many internal walls and ceilings consist of lath and plaster. Horse hair is sometimes found within such plaster. Anthrax can be a persistent bacteria which lives as spores in hairs and hides in livestock such as horse, cow, ox & goat and can survive a wide range of conditions within traditional plaster materials in historical buildings. Horse hair and other animal hairs have been used in traditional plaster for centuries. In 1919 control measures were introduced to disinfect animals' hairs prior to their use in building plaster products. In certain circumstances such as during refurbishment or demolition works the possibility of anthrax within these traditional plasters installed prior to this date should be a consideration. The HSE and English Heritage recognise the risk from anthrax in such cases is extremely low and can be managed on site without the requirement for testing. For further guidance refer to English Heritage Technical Advise Note 'Anthrax and historic plaster - Managing minor risks in historic building refurbishment'			£0.00	
2.1.6	Dispose of all arisings to licenced tip.			£0.00	
	EXTERNAL WORKS				
2.2	**Roof Coverings**				
2.2.1	Remove poorly installed canopy roof over courtyard doors and dispose of arisings. Allow to make good surfaces and cut out and replace damaged brickwork where fixings are removed.			£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.2.2	**To pitched tiled roof slopes** remove existing roof covering and set aside salvageable tiles for re-use. Strip back felt and batten. Dispose of all arisings. Do not store salvaged tiles on scaffold, allow to store on ground.				£0.00	
2.2.3	Remove all polythene and fixings installed between rafters and dispose of arisings.				£0.00	
2.2.4	Appoint woodworm treatment specialist to survey, report and treat all timber within roof void, provide minimum 20 year guarantee for treatment works provided. Allow percentage sum for contractors OH&P _____%				£0.00	
2.2.5	**Allow the Provisional Sum of £15,000.00 for replacing defective rafters and treatment of roof timbers. Sum to be expended only upon written confirmation from CA.**		PSUM		**£15,000.00**	
2.2.6	Remove all damaged and rodent infested insulation and dispose of arisings. Supply and install new Rockwool mineral fibre insulation to increase the level to 270 mm. Ensure adequate ventilation is maintained at perimeters to provide adequate cross flow of ventilation through the roof void.				£0.00	
2.2.7	Supply and install polythene and mineral fibre insulation jacket to feed and expansion tank.				£0.00	
2.2.8	Supply and install Tyvek breathable membrane (or equal approved) over rafters; 50 x 38mm treated SW battens to rafters. Fix battens with galvanised steel nails (or equal approved) fixings to all rafters and ensure all ends are secured. Battens should be staggered.				£0.00	
2.2.9	Supply and install new Heritage Clay Tile Ltd Conservation Dark clay tiles (or equal approved). Allow to mix any salvaged and new tiles to ensure equal coverage over surface of roof. Allow to nail under cloak, eaves course, ridge course and every 4th course of tiles with 40 x 2.65mm Alloy clouts (2 per tile). Allow for all tile and a half tiles, bonnet tiles, ventilation strips, ventilation tiles and ridge tiles and all cutting and fitting. Allow for all bedding in of ridges, bonnets, gables and valleys with 1:2 hydraulic lime:clean well graded sharp sand mortar. See attached guidance sheet “Natural Lime Mortars in very exposed areas”.				£0.00	
2.2.10	At abutments with chimneys supply and install code 4 lead gutters and flashings and code 3 soakers in accordance with guidance from the Lead Sheet Association. Provide patination oil finish to all exposed lead work. Point flashing using 1:3 hydraulic lime:clean well graded sharp sand mortar. See attached guidance sheet “pointing with NHL”.				£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.2.11	Remove existing lead valley lead coverings and supply and install new code 5 lead gutters. Location marked on dwg 04 Roof plan. Lead to be laid in strict accordance with guidance provided by the Lead Sheet Association. Allow a patination oil finish. Include for all dressing, additional carpentry, fixings and welding. Ensure lead terminates neatly into outlets.				£0.00	
2.2.12	Remove existing lead valley lead coverings and supply and install new code 5 lead gutters. Location marked on dwg 04 Roof plan. Lead to be laid in strict accordance with guidance provided by the Lead Sheet Association. Allow a patination oil finish. Include for all dressing, additional carpentry, fixings and welding. Ensure lead terminates neatly into outlets.				£0.00	
2.2.13	Supply and install 4no new Velux GGL 2570H / centre-pivot / conservation roof windows/skylights (or equal approved) to match existing apertures. Allow for all fixings and flashing kits.				£0.00	
2.2.14	**To Flat Roof** strip existing roof covering back to deck and install Iko Ultra PrevENt (or equal approved) and 120mm IKO enertherm ALU Insulation to Iko specification. Installed system to be supplied with 20 Year Guarantee. Roof installation to be undertaken in strict accordance with IKO specification or equal approved. Alternative proposals to be submitted for approval to the contract administrator.				£0.00	
2.2.15	**To pitched slate roof slope** remove existing slate roof covering, lead work, felt and battens and dispose of arisings. De-nail all rafters and leave ready to receive new roof covering. Allow to set aside salvaged slates for reuse.				£0.00	
2.2.16	Allow for all cutting, fixing, noggins, lateral restraint bars, binders, hangers, temporary supports and sundries as required.				£0.00	
2.2.17	Supply and install new 210mm depth Rockwool flexi roof insulation between rafters ensuring suitable 50mm air gap between insulation layer and underside of roof covering allowing continuous airflow through eaves on all sides.				£0.00	
2.2.18	Supply and install Tyvek breathable membrane (or equal approved) over rafters; 50 x 38mm treated SW battens to rafters. Fix battens with galvanised steel nails (or equal approved) fixings to all rafters and ensure all ends are secured. Battens should be staggered.				£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.2.19	Supply and install new slate tiles to match existing to be laid strictly in accordance with manufacturer's guidance. Allow for all cutting and fitting, fixing with copper nails to BS 1202Part 2: 1974, dry fixing systems and eaves trays and vent strips and all other sundries as required. New slates to be well graded and mixed with any salvaged slates over the roof slopes.				£0.00	
2.2.20	At abutments with walls supply and install code 3 lead soakers and code 4 flashings in accordance with guidance from the Lead Sheet Association. Provide patination oil finish to all exposed lead work.				£0.00	
2.2.21	Supply and install 1no new Velux GGL 2570H / centre-pivot / conservation roof window/skylight (or equal approved) to match existing apertures. Allow for all fixings and flashing kits.				£0.00	
2.3	**Chimneys**					
2.3.1	Repoint brickwork to all chimneys using 1:2 hydraulic lime:clean well graded sharp sand mortar. See attached guidance sheet “Natural Lime Mortars in very exposed areas”.				£0.00	
2.3.2	Ensure all chimney flues are adequately vented externally to allow free flow of air through redundant flues.				£0.00	
2.4	**Rainwater goods**					
2.4.1	Rod through all downpipes and clear gutters. Dispose of arisings.				£0.00	
2.4.2	Remove and dispose of existing **PVC** rainwater goods and replace existing rainwater goods. Allow to supply and install to match existing sizes and profiles allow for all brackets/clips, hopper heads, outlets, end stops, shoes, putty, gasket seals, connectors, swan necks, joints fixings and all other sundries.				£0.00	
2.4.3	Remove and dispose of existing **cast iron** rainwater goods and replace existing rainwater goods. Allow to supply and install cast iron to match existing sizes and profiles allow for all brackets/clips, hopper heads, outlets, end stops, shoes, putty, gasket seals, connectors, swan necks, joints fixings and all other sundries.				£0.00	
2.5	**Windows, Doors and External Joinery**					
2.5.1	To all elevations remove and dispose of existing facia boards allow to remove and replace existing with SW timber. Prime and prepare for decoration.				£0.00	
2.5.2	Remove and dispose of existing **PVC** rainwater goods and replace existing rainwater goods. Allow to supply and install to match existing sizes and profiles allow for all brackets/clips, hopper heads, outlets, end stops, shoes, putty, gasket seals, connectors, swan necks, joints fixings and all other sundries.				£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.5.3	Repair sash and casement windows using the DRY FLEX® 4. Work to be carried out strictly in accordance with the manufacturer's Technical Information and Repair Methods (products and literature available from Window Care Systems Ltd 01420 561612). Conservation joint. Provisional quantity 60nr. Face splice to bottom sash member, n.e. 300mm long. Provisional quantity 30nr. Face splice to face of sash frame, n.e 200mm long. Provisional quantity 30nr. Face splice to face of cill, n.e 400mm long. Provisional quantity 20nr.				£0.00	
2.5.4	Remove existing and dispose of windows as shown on dwg 03 - First Floor Plan. Replace is DG timber frame to match existing sizes, profiles and fenestration.				£0.00	
2.5.5	Remove and dispose of existing kitchen, south west alleyway, courtyard double doors and boiler room doors. Supply and install new timber doors to match existing sizes and fenestration. Allow for all new furniture, including 1.5nr pairs of hinges per door, latches, locks, slider bolts, push plates, kick plates, pull handles fixings, adhesives, all cutting to accommodate floor coverings and all other sundries. Apply primer coat and leave ready to receive decoration.				£0.00	
2.6	**External walls**					
2.6.1	Cut out loose and cracked sections of render to all rendered walls and re-render using 1:1:6 sand:cement: hydraulic lime mortar in 2 coats. Provisional quantity 50 m².	50	m2		£0.00	
2.6.2	Cut out loose and cracked sections of aggregated rough cast render to all rendered walls and re-render using 1:1:6 sand:cement: hydraulic lime mortar in 2 coats. Provide aggregated finish to match existing size. Provisional quantity 50 m².	50	m2		£0.00	
2.6.3	Cut out and replace damaged bricks to brick faced elevations. Fill and repoint using 1:1:6 sand:cement: hydraulic lime mortar. Locations to be agreed with CA prior to expending sum. Provisional quantity 100nr.	100	nr		£0.00	
2.6.4	To existing walls rake out damaged areas of mortar between brickwork and repoint using 1:1:6 sand:cement: hydraulic lime mortar. Areas to be agreed with CA prior to undertaking works. For tender purposes allow 75 m2 replacement.	75	m2		£0.00	
2.6.5	Clean staining to brickwork of all external walls with propriety masonry cleaner. For tender purposes allow 50 m2 replacement.	50	m2		£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.7	**Grounds**					
2.7.1	Remove existing timber decking to forecourt. Make good surfaces upon removal and dispose of all arisings.				£0.00	
2.7.2	Remove all weeds, shrubs and other vegetation to courtyard area and make good surfaces as required. Dispose of all arisings. Apply suitable herbicide to affected areas to prevent reestablishment of vegetation.				£0.00	
2.7.3	To courtyard concrete pavers take up existing paving, excavate to reduced depth of at least 200mm below finished level and dispose of arisings. Excavate any soft spots in sub-grade as required and dispose. Supply, lay and compact minimum of 100mm of DTp1 crushed stone sub-base material to falls and levels. Supply and lay on 25-40mm 1:4 dry cement/zone 2 sand bed. Lay new 600 x 600x 50 pcc slabs and 280mm slabs for steps. Lay all slabs with butt joints filled with 1:3 sand cement mortar. Remove all debris and rubble on completion and make good, lay to falls to existing surface drainage. Provisional quantity 40m2.	55	m2		£0.00	
	INTERNAL WORKS					
2.8	**Roof voids**					
2.8.1	Where loose or missing cut and remove lath and plaster to sloping ceilings and cross walls in roof voids. Supply and instal using rivened laths and 2nr. coats of haired NHL plastering lime mortar to walls in strict accordance with St Astier natural hydraulic lime plaster information sheet (see manufacturers details folder). Provisional Quantity 13m2.	5	m2		£0.00	
2.9	**Ceilings & Walls**					
2.9.1	Where **plasterboard ceilings** to First floor SW corridor, Kitchen, SE corridor, Room 3, East corridor and Ground floor Male WC, are damaged Where ceiling has been removed supply and install 1no layer new 12.5mm Gyproc Wallboard Type S/E (or equal approved) plasterboard, screwed to joists strictly in accordance with the manufacturer's recommendations. Allow for new 50x50mm softwood noggins between joists to support all board edges as required. Tape all junctions with walls. Allow 3mm plaster skim coat finish. Provisional Quantity 20m2. Allow for all fixings and sundries.	20	m2		£0.00	
2.9.2	Where **lath and plaster ceilings** to First floor Room 4, S Corridor, Room 2, Living Room and Ground floor Bar are damaged, loose or missing cut and remove lath and plaster. Supply and instal using rivened laths and 2nr. coats of haired NHL plastering lime mortar to walls in strict accordance with St Astier natural hydraulic lime plaster information sheet (see manufacturers details folder). Provisional Quantity 35m2. Allow for all fixings and sundries.	35	m2		£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
2.9.3	To ground floor toilets, kitchen, prep areas and first floor bathroom, kitchen and shower room where tiled. Remove existing tiling, Make good substrate ready to receive new and supply and install new White Gloss Ceramic Wall Tile - 150 x 150mm. using the manufacturer's recommended adhesive. Neatly grout all joints using an approved white waterproof grouting compound. Provisional area 125m2.	125 m2		£0.00	
2.9.4	Cut out loose pockets of plaster to walls. Supply and install 2nr. coats of haired NHL plastering lime mortar to walls in strict accordance with St Astier natural hydraulic lime plaster information sheet (see manufacturers details folder). Provisional Quantity 40m2.	40 m2		£0.00	
2.10.	**Floors and stairs**				
2.10.1	Remove and dispose of existing floor coverings throughout, thoroughly clean, make good and level substrate (as practical and required) ready to receive new coverings.			£0.00	
2.10.2	To rooms 1 and 2 and to the landing of the south west stairwell remove staircase and floors and dispose of arisings.			£0.00	
2.10.3	Appoint timber rot treatment specialist to survey, report and treat all timber within stairwell and floors affected by rot, provide minimum 20 year guarantee for treatment works provided. Allow percentage sum for contractors OH&P _____%			£0.00	
2.10.4	To South west stairwell supply and install new SW staircase to match existing. Allow for all sundries and fixings.			£0.00	
2.10.5	On completion of rot treatment to south west stairwell landing and rooms 1 and 2 supply and install new SW C16 timber floor joists floor to match existing sizes and profiles to form level floor. Over joists supply and install new 22mm T&G chipboard decking glued and screwed. Allow to install noggins between joists to prevent lateral movement and galvanised straps tied into external walls at 2m c/c. Allow for all cutting, fixings, joists hangers isolator strips, acoustic foam and insulation between joists.			£0.00	
2.10.6	To first floor shower room, bathroom and WC. Thoroughly clean substrate and supply and fit new carpet tiles. Allow for all fixings, fittings, cutting and sundries. Allow for new threshold boards at thresholds of dissimilar floor finishes. Allow PC £75.00 per M2 Add Main Contractor's OHP on PC allowance @ _____%			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
2.10.7	To first floor kitchen and ground floor WCs, area behind bar, kitchens and prep areas. Remove existing floor coverings thoroughly clean substrate and supply and fit new hard wearing linoleum floor coverings. Allow for all fixings, fittings, cutting and sundries. Allow for new threshold bars at thresholds. Allow PC £65.00 per m2. Add Main Contractor's OHP on PC allowance @ _____%			£0.00	
2.10.8	To main bar, remove damaged floor boards and replace to match existing. Provisionally allow 30m2 replacement. Allow for all fixings, noggins and sundries.	30 m2		£0.00	
2.10.9	To main bar, floor boards, sand down surface of boards to form smooth and level surface provide stain preservative treatment and coat with 2nr coats of durable lacquer.			£0.00	
2.11.	**Doors, Kitchen Units, Joinery, Cubicles and Cladding**				
2.11.1	Remove and dispose of doors to the following locations. Supply and install new **FD30** doors to match existing sizes and profiles. Allow for all new furniture, including 1.5nr pairs of hinges per door, latches, locks, slider bolts, push plates, kick plates, pull handles fixings, adhesives, all cutting to accommodate floor coverings and all other sundries. Apply primer coat and leave ready to receive decoration. **First Floor** Shower Room **Ground Floor** Male WC			£0.00	
2.11.2	Remove and dispose of doors to the following locations. Supply and install new **FD60** doors to match existing sizes and profiles. Allow for all new furniture, including 1.5nr pairs of hinges per door, latches, locks, slider bolts, push plates, kick plates, pull handles fixings, adhesives, all cutting to accommodate floor coverings and all other sundries. Apply primer coat and leave ready to receive decoration. **First Floor** SW Corridor Room 5 Room 2			£0.00	
2.11.3	To Room 4 and First Floor East Corridor, Ground Floor Female WC doors rehang doors to ensure units fits in frames, ease and adjust. Dispose of existing furniture and supply and install new furniture to match existing.			£0.00	
2.11.4	To Room 3 dispose of existing lock and supply and install new lock to match existing.			£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
2.11.5	To East Living Room dispose of existing lock and door closer and supply and install new lock and door closer to match existing.			£0.00	
2.11.6	To Room 1 supply and install new door closer to match existing.			£0.00	
2.11.7	To first floor kitchen supply and install Howdens Greenwich range kitchen units comprising: 1no 1000 Drawer-Line Base Unit 1no 1000 Drawer Line Easy Fit Sink Base Unit 1no. 600 Built- Under Base Unit 1no 800 Full-Height Wall Unit 1no 400 Full-Height Wall Unit Allow for continuous plinths, cornice pelmets, edging tape, custom fit panels, all cutting, fitting and fixings.			£0.00	
2.11.8	To first floor kitchen supply and install 6 meters of Howdens Matt Laminate Worktop Ebony P3 worktops over units. Allow for all cutting, fitting and fixings. Allow for all cutting, batten fixing, mechanical fixings and biscuit jointing.			£0.00	
2.11.9	To ground floor bar prep area supply and install 8 meters of Howdens Matt Laminate Worktop Ebony P3 worktops over units. Allow for all cutting, fitting and fixings. Allow for all cutting, batten fixing, mechanical fixings and biscuit jointing.			£0.00	
2.11.10	To Male WC remove and dispose of cladding to external wall. Once rot treatment has been undertaken supply and install new melamine faced cladding to match existing.			£0.00	
2.11.11	Appoint timber rot treatment specialist to survey, report and treat all timber within stairwell and floors affected by rot, provide minimum 20 year guarantee for treatment works provided. Allow percentage sum for contractors OH&P _____%			£0.00	
2.11.12	To Male WC remove and dispose of WC cubicle. Supply and install new Venesta cubicle (or equal approved to match existing size and profile.			£0.00	
2.11.13	To East stairwell refix cladding panels to wall where loose.			£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
2.12.	**Decorations Internally**				
2.12.1	For tender purposes, the Contractor shall base decorating costs on paint selections from the Dulux Trade ranges unless otherwise specified.			£0.00	
2.12.2	Remove lining paper to all walls and ceiling and dispose of arisings.			£0.00	
2.12.3	To all rooms carefully cut out all cracks and other defects back to a firm background and neatly fill using approved filler, rub down smooth and leave ready for decoration.			£0.00	
2.12.4	Wash down and prepare all walls and ceilings as required to receive new decoration.			£0.00	
2.12.5	Hang new 1,000 grade lining paper covering to ceilings where lining or wallpaper has been removed. Include for all preparation of all wall surfaces to receive paper, sizing, applying adhesive, hanging, butt joints etc.			£0.00	
2.12.6	Remove all loose, flaking or otherwise defective paint from existing joinery and metalwork back to firm surfaces, fill all defects in timber surfaces with approved filler and rub down smooth. Bring forward bare timber and metalwork in 1no. coat lead-free primer and 1no. undercoat.			£0.00	
2.12.7	Knot, prime and stop new joinery, rub down smooth and leave ready for decoration.			£0.00	
2.12.8	To all ceilings and walls now so decorated prepare and decorate 1 mist coat and 2 full coats diamond matt emulsion.			£0.00	
2.12.9	Prepare and apply 2 undercoats and 1 full coat of gloss/varnish finish to new and existing joinery and metalwork surfaces now so decorated.			£0.00	
2.13.	**Decorations Externally**				
2.12.4	Wash down and prepare all previously decorated surfaces as required leaving clean and ready to receive new decoration.			£0.00	
	Remove all loose, flaking or otherwise defective paint from existing joinery and metalwork back to firm surfaces, fill all defects in timber surfaces with approved filler and rub down smooth. Bring forward bare timber and metalwork in 1no. coat or Remmers rust inhibitor to corroded metal surfaces.				

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.13.1	Redecorate externally all previously decorated surfaces, including fascia's and soffits, windows, entrance canopies, render, masonry, railings, signage, etc. to the following ICI Dulux Trade Weathershield specifications: Previously painted woodwork 401 Previously painted metalwork 401 Previously painted masonry surfaces 418				£0.00	
2.13.2	**Provisionally allow for burning off, preparing, priming and undercoating all exposed decorated timber. Provisional Item.**		PSUM		£0.00	
2.14.	**Electrical works**					
2.14.1	Electrical works to be undertaken by NIC EIC approved engineer.				£0.00	
2.14.2	Allow for attendance of electrical contractor to temporarily remove electrical installation including all parts of the electrical system affected by works. Protect and set aside for reuse. Reinstate upon completion.				£0.00	
2.14.3	All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate for works must be given to the Council and a copy provided to the client.				£0.00	
2.14.4	**Allow the Provisional sum of £15,000.00 for partial removal, repair and renewal of electrical power, lighting, emergency lighting, fire alarm and intruder alarm systems.** **Add Main Contractor's OHP @ _____%**	1	PSUM	£15,000.00	£15,000.00	
2.14.5	Allow to dispose of all arisings in association with electrical works. Allow to provide all new fittings in accordance with the 17th Edition of the IEE Regulations				£0.00	
2.14.6	Allow for all associated building works necessary to undertake electrical works.				£0.00	
2.14.7	Allow to provide periodic inspection report of electrical system on completion of works.				£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY	RATE	COST	CONTRACTOR'S COMMENTS
2.15.	**Plumbing and heating**				
2.15.1	Plumbing and heating works to be undertaken by Gas Safe registered engineer.			£0.00	
2.15.2	Undertake full assessment and inspection of heating and plumbing installation and provide schedule of necessary works required to bring installations into repair. Submit priced quotation of works not covered herein to CA.			£0.00	
2.15.3	Supply and install polythene and mineral fibre insulation jacket to feed and expansion tank.			£0.00	
2.15.4	Supply and install new polythene foam pipe insulation to pipework within roof void.			£0.00	
2.15.5	Remove and dispose of existing sinks/sanitary ware to first floor shower room, kitchen, bathroom, ground floor WC's, prep areas and dispose of arisings.			£0.00	
2.15.6	Supply and install new Armitage Shanks sanitary installations comprising: 6no. Close coupled Carlton WC packs 1no Armitage Shanks Kinloch to fit existing aperture with domed strainer waste. 2no Galaxy 51 countertop wash hand basins pack 3no Chelsea 60 pedestal wash basin packs 1no Idealite Rectangle Flat Top shower tray 2no Triton T80 Pro Fit Electric Shower White & Chrome 8.5kW - SP8008PF 2no Sandringham stainless steel single bowl sink and drainer Allow for all mixer taps to sinks and basins, pipes, wastes, traps, seals, gaskets, sealants, fixings and sundries. Connect to existing supply and outlets.			£0.00	

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.15.7	Allow for all oil, heating and water pipework, clips, sealants, lagging, fixings, cutting and fitting. Above ground drainage to comply with BS.5572.1978. for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single wc All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.				£0.00	
2.15.8	**Allow the Provisional sum of £10,000.00 for partial removal and renewal of heating installation. Full scope of works to be determined on receipt of main contractors report.** **Add Main Contractor's OHP @ _____%**	1	PSUM	£10,000.00	£10,000.00	
2.15.9	Remove and dispose of existing and supply and fit new radiators to **<u>First floor</u>** Shower room Room 5 SW Corridor Room 1 East Living Room **<u>Ground Floor</u>** Male WC Bar areas (9nr) Sizes to be designed and determined by main contractor's heating sub-contractor suitable for all room dimensions.				£0.00	
2.16.	**Completion & Handover**					
2.16.1	On completion of the Works, remove all protections, plant, tools, materials etc. and carry out a thorough professional clean throughout, remove all rubbish and debris from the site, clear away all plant, materials and temporary works and leave the site clean and tidy and ready for use.				£0.00	

Section 2 - Scope of Works

The Horn, St Marys Butts, Reading

ITEM	DESCRIPTION OF WORK	QUANTITY		RATE	COST	CONTRACTOR'S COMMENTS
2.16.2	Provide the Employer with original copies of all Compliance Certificates, test and completion certificates for the electrical installations, roof works and the like.				£0.00	
2.16.3	Transfer all warranties, product guarantees and the like into the name of the Employer and provide original copies all documents.				£0.00	
	TOTAL				£40,000.00	

Addendum 1 – Additional Scope of Works

The following scope of works has been included upon request of the LPA, as required by the Enforcement Notice issued on 16th September 2024. All the following works will be integrated into the above outlined scope, many works will be included in the general renovation works for the whole building. All following works only concern the exterior of the building.

Item	Description of Work
3.1.1	Clean the buildings external surfaces facing St Mary's Butts and Castle Street by hand, using non-destructive methods
3.1.2	Removal all non-original metalwork (including hanging topiary) and make good of any holes;
3.1.3	Removal of all notice or signage boards, security equipment and TV attenae and make good of any holes;
3.1.4	Remove all sticks from the shop from and window decals from the glazing;
3.1.5	Removal of all boarding from the shopfront
3.1.6	Removal of any perished, unkeyed and cracked stucco. Replace the stucco so removed using suitable materials to match the existing stucco mix and finish;
3.1.7	Prior to repainting, clean and prepare all stucco, removing in the process any flaking paint and repaint all stucco in cream or white with a minimum of two coats of breathable exterior paint
3.1.8	Prior to repainting, clean and prepare all external timbers (including windows, shop frames, decorative timbering, reeded surround, bands and cornices), removing in the process any flaking paint and replacing any rotten or perished timbers with replacement woodwork which is an accurate replica of the original design in terms of pattern, detail and profile, so as to ensure that all external timbers are in an appropriate condition for repainting; repaint all external joinery with breathable exterior wood primer exterior undercoat and exterior wood gloss. The finished colour for the windows and shop frame is white, and it is a dark colour for all decorative timbers and doors, as shown in the attached supplementary document (historic photograph of the 1970s).
3.1.9	Tack all wires and cables to the building in a neat and tidy fashion;
3.1.10	Clean, repair and repaint all gutters and downpipes without disturbing any original architectural feature by using black oil-based paint.

5. Summary

rma
SURVEYORS

RMA Surveyors Limited, Poinavon, Churn Road, Compton, Berkshire RG20 6PP.
T 01635 579208 E enquiries@rmasurveyors.co.uk W www.rmasurveyors.co.uk
Richard Mountain BA Hons MRICS Associate Peter Mountain MCIOB MBEng.

Section 3 - Summary

The Horn, St Marys Butts, Reading

SECTION	DESCRIPTION OF WORK	COST
1.00	Preliminaries	£15,000.00
2.00	Scope of Works	£40,000.00
	Total Tender Sum	**£ 55,000.00**

Appendices

A - Form of Tender
B - Drawings
C - Manufacturer's Information

rma
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Richard Mountain BA Hons MRICS Associate Peter Mountain MCIOB MBEng.

Contractor Name: _____

Contractor Address_____

Dear Sirs

The Horn, St Marys Butts, Reading

*I/We having read the Conditions of Contract Specification, and Schedule of Works delivered to *me/us and having examined the drawings do hereby offer to execute and complete the whole of the works described in the tender documentation, on a Firm Price basis for the sum of

£.....

for a period of weeks from the date of possession commencing _____ weeks from instruction.

*I/We undertake in the event of your acceptance to execute with you a Form of Contract under hand embodying all the conditions and terms contained in this offer.

*I/We enclose

1. A completed Form of Tender and Appendices

2. *A priced Specification/Bills of Quantities/Schedules of Rates

*I/We understand that the non-completion and return with this tender of the above, together with the attached Appendices, may prejudice the acceptance of *my/our Tender.

*I/We agree that our offer shall remain open for consideration for a period of not more than six months from the date fixed for lodgements of Tenders.

In addition, *I/We agree, that should obvious errors in pricing or errors in arithmetic be discovered in the priced Specification submitted by *me/us before acceptance of this offer, those errors shall be corrected in accordance with JCT Practice Note No. 6 (Series 2) – Alternative A.

As witness *my/our hand(s) this day of two thousand and twenty

Signature of Contractor Signature of Witness

Address Address

* Delete as appropriate