

APPENDIX D2

SCOPE OF CONTRACTUAL WORKS

Adam and Eve Street – Market Harborough



Outline Scope

19th September 2012

Based on Archial drawings:

SK100G
SK101E
SK102H
SK103F
RDS Ground Floor
RDS First Floor
RDS Second Floor
RDS Third Floor

Note

- Assumed full decant including all loose furniture by client
- No allowance for consequential improvements to building fabric due to anticipated failure of 15 year pay back period – TBC
- No provision for acoustic reverberation in office spaces has been allowed
- No allowance has been made for fire protection to existing steelwork

General

- Strip out existing partitions, M&E, ceilings and fixed furniture to all areas except where shown untouched
- Exposed soffit ceilings or plasterboard and skim provided to ceilings throughout project in accordance with Room Data Sheets.
- New fire doors where required
- New M&E except to retail units
- Blinds to all rooms
- New doors; fire rated as required

Note

- All proposals are subject to confirmation on structural scope

Externals

- All windows made good (DNS windows)
- Localised roof repairs (EC Harris report)
- Localised brickwork repairs (EC Harris report)
- Minor drainage work
- External plant area with screen fence and associated levelling work.
- Remove existing entrance canopy
- Install new glazed canopy
- Make good ramp and brickwork where existing canopy removed
- Minor external decorative lighting
- PC sum for way-finding signage (all statutory by WDC)

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Ground Floor



Retail

- Provide drainage point and power provision.
- Make good existing walls
- Construct bulkhead with associated fire protection for main building distribution.
- 1 hr glazed screen (integrity and insulation) to half length of new arcade with doors
- Mist coat to all surfaces

Note

- Fit out by tenant

Caretaker's Space

- New partitions (to create store, shower room, wc and staff area)
- New shower room with associated fittings. Non-slip vinyl. Full height tiling to shower area.
- New WC with associated fittings. Non-slip vinyl. Splash-back to WHB.
- New carpet
- Small kitchenette with associated services and drainage
- Decorate

Front of House Existing Stair Core/ Library Entrance

- Untouched

Arcade (including lift lobby)

- New stair to first floor
- Reception desk
- Platform lift – Size TBC
- New flooring (have we allowed for ceramic?)
- Entrance doors as existing – shall we take this out all together?
- Fire Shutters between arcade and one stop shop.
- New partitions as required to form remaining retail unit walls

Back of House Stair Cores (all cores with exception of works to lift)

- New lift car to existing shaft
- Make good existing walls
- Redecorate
- New Carpet

Back of House Existing Toilets (inc AWCs)

- Suspended ceiling (below double boarded)
- Make good existing walls
- New sanitaryware
- Vinyl Flooring
- IPS
- M&E
- Mirrors
- Splash-back WHBs
- Part M compliant where possible

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Conference Room

- Make good existing walls
- New partitions
- New carpet
- Decorate

Plant Room

- Increase openings to service riser as required by M&E
- Acoustic treatment as required to prevent breakout noise
- Structural support as required

Service Riser

- Make good where floor above removed

One Stop shop

- New welcome desk
- "Pod" meeting rooms with fitted desks to smaller rooms
- Make good existing walls
- New partitions to form ancillary rooms/ lobbies
- New carpet
- PC worktop

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First Floor

Registra's Office

- Lay acoustic membrane
- New carpet
- Make good existing walls
- Install new partitions
- Decorate
- New kitchenette with associated services and suspended ceiling below double boarded

Museum

- Remove existing equipment as instructed
- Protect remaining equipment
- Strip out existing M&E
- Install Café Pod with associated services/ drainage
- Create opening to new library area
- 1hr fire shutter
- Install new partitions for preparation area

Library

- Make good existing walls
- Lay acoustic membrane
- New carpet
- Form void in floor to arcade
- Glass balustrade to void
- Form void for new platform lift
- Decorate

Front of House Existing Stair Core/ Library Entrance

- Untouched

Back of House Stair Cores (all cores with exception of works to lift)

- New lift car to existing shaft
- Make good existing walls
- Redecorate
- New Carpet

Back of House Existing Toilets (inc AWCs)

- Suspended ceiling (below double boarded)
- Make good existing walls
- New sanitaryware
- Vinyl Flooring
- IPS
- M&E
- Mirrors
- Splash-back WHBs
- Part M compliant where possible

Service Riser

- Remove existing floor
- Structural support may be required to for lateral restraint (add to costs)

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Second Floor

Office Space

- Make good existing walls
- New partitions to form ancillary rooms
- Lay acoustic membrane
- New carpet
- Remove existing walls to create open plan office
- 1hr fire shutter
- Decorate

New Toilets

- New partitions
- Make good existing walls
- Lay acoustic membrane
- New vinyl flooring
- IPS
- Sanitaryware
- Splash-back to WHBs
- Mirrors
- Vanity Units

Civic Suite

- New partitions
- Make good existing walls
- Install new kitchenette with services and drainage. 2 course splash-back to worktop
- New movable partition
- Lay acoustic membrane
- Acoustic treatment as required to prevent breakout noise
- Decorate

Plant Room

- Acoustic treatment as required to prevent breakout noise
- Structural support as required

Interview Room (from existing)

- Make good existing walls
- Lay acoustic membrane
- New carpet
- Redecorate

Server Room (early works)

- New partitions
- Lay acoustic membrane
- Non-static flooring
- Specialist cooling TBC

Front of House Existing Stair Core/ Library Entrance

- Untouched

Back of House Stair Cores (all cores with exception of works to lift)

- New lift car to existing shaft
- Make good existing walls
- Redecorate

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- New Carpet

Back of House Existing Toilets (inc AWCs)

- Suspended ceiling (below double boarded)
- Make good existing walls
- New sanitaryware
- Vinyl Flooring
- IPS
- M&E
- Mirrors
- Splash-back WHBs
- Part M compliant where possible

Corridor

- Make good existing walls
- Lay acoustic membrane
- New carpet
- Decorate

Service Riser

- Remove existing floor
- Structural support may be required to for lateral restraint (add to costs)



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WILLMOTT DIXON
CONSTRUCTION

Third Floor

- All ceiling areas except toilets and kitchens to be re-lined with 1 layer of plasterboard and painted.
- Insulation to be added to roof void and sloping soffits
- Fire curtains to roof void

Office Space

- Make good existing walls
- New partitions to form ancillary rooms
- Remove existing wall to create open plan office
- 1 hr fire shutter
- Lay acoustic membrane
- New carpet
- Decorate

New Toilets

- New partitions
- Make good existing walls
- Lay acoustic membrane
- New vinyl flooring
- IPS
- Sanitaryware
- Splash-back to WHBs
- Mirrors
- Vanity Units

Plant Room

- Acoustic treatment as required to prevent breakout noise
- Structural support as required

Back of House Stair Cores (all cores with exception of works to lift)

- New lift car to existing shaft
- Make good existing walls
- Redecorate
- New Carpet

Back of House Existing Toilets (inc AWCs)

- Suspended ceiling (below double boarded)
- Make good existing walls
- New sanitaryware
- Vinyl Flooring
- IPS
- M&E
- Mirrors
- Splash-back WHBs
- Part M compliant where possible

Kitchen (to existing room)

- Lay acoustic membrane
- Suspended ceiling below double boarded
- Install kitchen with associated services
- Vinyl flooring
- Make good existing walls
- Redecorate
- 2 course splash-back to worktop

Existing IT Training Suite

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- Untouched

