Tender Package

For The

Reinstatement of Ground Floor Shopfronts, First Floor Windows and the Repair and Reinstatement of Various Historic Architectural Features

at

No.21-23 High Street South
Dunstable
LU6 3SA

Prepared By
Conception Architects Studio

REV B – August 2023

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Reinstatement of Ground Floor Shopfronts, First Floor Windows and the Repair and Reinstatement of Various Historic Architectural Features

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PART A

PRELIMINARIES

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1.0	***The Project Generally*** Project Particulars
1.1	**Site Address** No.21-23 High Street South Dunstable LU6 3SA
1.2	**Architect (FOR PRE-CONSTRUCTION ONLY);** Conception Architects Studio Gothic House Barker Gate Nottingham NG1 1JU
1.3	**Contract Administrator and / or Principal Designer (Construction Phase)** Before work commences, in order to satisfactorily administer the contract and to confirm the quality of work produced it is recommended that a Specialist Conservation Architect be appointed as Contract Administrator. For this reason this contract will be administered by Conception Architects Studio.
1.4	**The Site & Existing Buildings** No.21-23 is an unlisted property and sits inside the Dunstable Conservation Area. Buildings within this area have in recent decades been characterised with inappropriate post-war modern shopfronts that have distracted from the historic aesthetics of the buildings and the Conservation Area in general. No's 21 & 23 have both been fitted with relatively modern shopfronts, which appear to be obscuring potentially historic details. The 1st floor of No.21 has also been fitted with a large picture window that has also meant that a large section of the historic elevation has been removed. The 1st floor windows at No.23 have been boarded over and will need to be explored to determine their condition.
1.5	**Description of the Works** Works to be carried out under the Dunstable HSHAZ and shall include the reinstatement of traditional historic shopfronts and repair and/or reinstatement of 1st floor windows on both properties and the repair of the front elevation and historic roofs.
1.6	**Documentation** **CA/1276/22/01 No.21-23 High Street South -** Location Plan **CA/1276/22/02 No.21-23 High Street South -** Existing Layout & Elevation **CA/1276/22/03 No.21-23 High Street South -** Proposed Layout & Elevation –

	Rev A **CA/1276/22/04 No.21 High Street South –** Proposed Sections AA and BB – Rev A **CA/1276/22/05** No.23 High Street South – Proposed Sections AA, BB and CC – Rev A **CA/1276/22/06 No.21-23** High Street South – Proposed Side Panels & Soffits **CA/1276/22/07A** No.21-23 High Street South – Proposed Sash Windows (Slimline DG) **CA/1276/22/07B** No.21-23 High Street South – Proposed Sash Windows (Standard DG) **CA/1276/22/08** No.21 High Street South – Proposed Wall Infill **CA/1276/22/09** No.21 High Street South – Proposed Joinery Details **CA/1276/22/10** No.23 High Street South – Proposed Joinery Details
2.0	**The Contract** RIBA Concise Building Contract 2018
2.1	**Recitals** 1st: The works to be carried out shall be those described above and those further detailed in the Schedule of Works. 2nd: The contract documents shall be the tender documents listed above. 3rd: Priced Schedule of Works to be supplied by the Contractor. 4th: The Employer is not a contractor, and the Base Date shall be the date of tendering. 5th: Under CDM Regulations 2015 the project should not be notifiable to the Health and Safety Executive, as it is not expected to exceed 30 construction days with 20 or more people on site working simultaneously OR it will not exceed more than 500 person days overall. 6th: Framework agreement does not apply. 7th: Supplemental Provisions unless otherwise indicated.
2.2	**Articles** 1: The Contractor shall carry out and complete the Works in accordance with the Contract Documents. 2: The Employer will pay the Contractor at the times and in the manner specified in the Conditions, the VAT-exclusive ‘Contract Sum’. 3: The Architect / Contract Administrator shall be: *to be confirmed.* 4: The Principal Designer shall be: *to be confirmed.* 5: The Principal Contractor shall be: *to be confirmed.* 6: The Adjudicating body shall be the RIBA in accordance with clause 7.2. 7: Arbitration does not apply.

2.3	**Contract Particulars** 1: CDM Planning Period shall be 4 weeks minimum ending on the Date for Commencement of the Works (to be retained). 2: Date for Commencement of the Works TBC. 3: Date for Completion TBC. 4: Liquidated Damages at the rate of £700. 5: Rectification Period: 3 months. 6: Percentage of total value of works: 95% 7: Percentage of total amount to be paid to the Contractor: 97.5%. 8: Supply of documentation for computation of amount to be finally certified: 3 months (default). 9: Contribution, levy, and tax charges: does not apply. 10: Contractors Insurance: £1,000,000 11: Insurance of the Works: clause 5.4A Works insurance by Contractor in Joint Name applies and clause 12: Existing structures insurance by Employer in own name applies. 13: Percentage to cover professional fees: 15% 14: Adjudication: RIBA applies.
2.4	**Attestation** The Agreement shall be executed under hand.
3.0	**Employer Requirements**
3.1	**Tendering/Subletting/Supply** All pricing must be supplied on the tender document provided. The employer and their representatives are not legally bound to accept nor offer any guarantee that the lowest or any specific tender will be recommended for or accepted; neither party will be responsible for any costs incurred in the preparation of any tender. Tenders must remain open for consideration (unless previously withdrawn under written confirmation) for not less than 12 weeks from the fixed date for the submission / return of tenders. Tenders must include for all work shown and / or described in the tender documents as a whole and that work reasonably apparent as being necessary for the complete and proper carrying out of the Works. Alterations and qualifications to the specification must **not** be made without the written consent of the Architect or Contract Administrator. Tenders containing unauthorised alterations may be rejected. Costs relating to items in the Preliminaries, Specification and Schedule of Works which are not priced will be

	deemed to have been included elsewhere in the tender. Access to the site should be arranged in advance by contacting the Employer unless otherwise stated. Any queries or requests for clarifications regarding the contents of the tender documents must be directed to the Architect and, where necessary, a formal clarification will be issued to all tenderers.
3.2	**Valuation And Payment Procedures** The Contractor shall issue valuations of the work completed at previously agreed intervals from the date of commencement, and at least 5 days before the due date, for consideration. The Contractor must provide a proposed list of valuation dates and due dates to the Employer for agreement based on the agreed start date. Valuations are to be presented as a spreadsheet indicating each work item the tendered or agreed value for the item and cumulative percentage complete together with a costed record of any variation(s). Variations should be calculated using rates for like or similar work already contained within the priced works. Day rates should only be used to calculate the value of work where this is approved by the Architect in advance of the work being undertaken. The Contractor will also be required to identify separately in each valuation the items and value of work that is grant eligible and non-eligible under the terms of the grant, where asked to do so. Contractors must also ensure that the Construction Act procedures are properly complied with for all relevant sub-contracts and supply contracts. The Contractor must indicate in his first and subsequent valuations any items that are zero rated for VAT. The Contractor will be required to provide receipted invoices.
3.3	**Special Insurance Provisions** The Client/Employer will not be able to obtain/maintain cover for external metal theft or malicious damage whilst external scaffolding is in place. Fixed scaffolds should not be used externally without consent and security measures will be required. Terrorism cover is not required
3.4	**Provision, Content and Use of Documents** After appointment of the Contractor and execution of the contract, two copies of the Contract Documents will be issued to the contractor. Additional copies will be issued on request, if available, and will be chargeable direct to the Contractor. WRITING: written instructions, notifications, information, agreements, confirmations and approvals shall be done so in writing. APPROVAL: shall mean the written approval in writing from the relevant party/authority. BS, EN and BUILDING REGULATIONS; reference to British Standards (BS), European Standards (ES) and Building Regulations shall be versions and

	amendments current at the Base Date (date of tendering). SUPPLY AND FIX; Unless otherwise stated, all materials associated with the proper completion of the Works described in the contract documents are to be supplied and fixed accordingly. REMOVE: meaning the safe and appropriate disconnection, dismantling, and taking down as necessary in order to undertake the described Works; it shall include any associated accessories, fastenings, supports, linings and the removal from site any waste materials arising from undertaking the works. SET ASIDE FOR REUSE: meaning during the removal prevent damage to the specified item, component, or materials, clean off all non-associated items, fixtures and fittings, bedding and jointing materials and store appropriately onsite; preventing damage to and loss off said item(s) whilst being stored onsite. MAKE GOOD: meaning carry out local remedial work to components, features and finishes which have been disturbed by works under this contract; leave in a sound and neat condition. All sections of the Schedule of Works must be read in conjunction with the Preliminaries, Specification and Tender / Contract Drawings. Any discrepancies must be brought to the attention of the Architect / Contract Administrator forthwith for amendment and written instruction before proceeding. Do not scale from any drawings, accuracy of dimensions scaled from the drawings is not guaranteed, if in doubt ask. The Employer nor their representatives take responsibility for any dimensions scaled from any drawings. Any discrepancies must be brought to the attention of the Architect / Contract Administrator forthwith for amendment and written instruction before proceeding.
3.5	**Management of the Works** Program: prior to commencing works onsite the Contractor is requested to submit a program of works. INSURANCES: Before starting work on site the Contractor is to submit documentary evidence and/or policies in receipt of the insurances required by the Conditions of Contract. INSURANCE CLAIMS: If any event occurs which may give rise to any claim arising out of the Works, forthwith give notice in writing to the Employer, the Architect / Contract Administrator and the insurers. Indemnify the Employer against any loss, which may be caused by failure to give such notice. ACCIDENTS: If any event occurs which involves the injury or death of any person arising out of the Works, give written notice to the Employer, Architect / Contract Administrator, the Principle Designer and HSE forthwith. Indemnify the Employer against any loss, which may be caused by failure to give such notice. INTERIM VALUATIONS: At least 7 days before the established dates for interim valuations submit to the Architect / Contract Administrator details of amounts due under the Contract together with all necessary supporting information.

4.0	**Quality Standards and Control**
4.1	**Materials and Workmanship Generally** In accordance with the Contract the Contractor shall carry out and complete the Works in a proper and workmanlike manner, in compliance with the Contract Documents and any other Statutory Requirement applicable, and shall give all notices required by the Statutory Requirements GOOD PRACTICE: where materials, products and workmanship are not fully detailed or specified they are to be of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents. In all cases in which British Standard Codes of Practice have been issued in respect of materials and workmanship described in the Contract Documents, or required for completion of the works, compliance with such codes shall be considered as the correct standard of work. For products specified to a British or European Standard, obtain certificates of compliance from manufacturers when requested. Where a choice of manufacturer, supplier or source is allowed for a particular product, the whole quantity required must be of the same type, manufacture and source unless otherwise approved. Produce written evidence of sources of supply when requested. Where consistency of appearance is desirable; ensure consistency of supply from the same source. Ensure that quality of each product is consistent in sort, size, overall quality and appearance. Do not use different colour batches where they can be seen together. If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition. All materials shall be new, unless otherwise directed or permitted by the Architect, and in all cases where the quality of the goods and materials is not described or otherwise specified, shall be of the best quality obtainable in the ordinary meaning of the word "best" and not merely a trade significance of that word. PROPRIETARY PRODUCTS: Handle, store, prepare and use or fix each product in accordance with its manufacture's current printed or written recommendations. The tender will be deemed to be based on the products specified and recommendations on their use given in the manufacturers` literature current at the date of tender. Where British Board of Agreement (BBA) certified products are used, the Contractor is to comply with the limitations, recommendations, and requirements of the latest certification.
4.2	**Workmanship Generally** Operatives must be appropriately skilled and experienced for the type and quality of work. Take all necessary precautions to prevent damage to the work from frost,

	rain, and other hazards. Inspect components and products carefully before fixing or using and reject any, which are defective. Fix or lay securely, accurately and in alignment. Where not specified otherwise, select fixing and jointing methods and types, sizes and spacing's of fastenings in compliance with relevant approved codes of practice. Provide suitable packings at screw and bolt fixings to take up tolerances and prevent distortion. Do not over tighten. Adjust location and fixing of components and products so that joints, which are open to view, are even and regular. Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval.
4.3	**Accuracy and Setting Out Generally** It shall be the Contractors responsibility to take accurate site dimensions and check all drawn dimensions prior to the manufacture of any items. Any discrepancies must be brought to the attention of the Architect / Contract Administrator forthwith for amendment and written instruction before proceeding. APPEARANCE AND FIT: Wherever accuracy, fit and appearance of the work are likely to be critical or difficult to achieve obtain approval of any proposals or the appearance of the partially finished work as early as possible. DEFECTS IN EXISTING CONSTRUCTION to be reported to the Architect / Contract Administrator forthwith; obtain instructions before proceeding with work which may: cover up or otherwise hinder access to the defective construction or be rendered abortive by the carrying out of remedial work. SAMPLES: Samples of all goods, materials and products described in the Specification and/or Schedule of Works as subject to approval by the Architect, shall be submitted to the Architect at the Contractor's expense not less than 7 days before which, in the ordinary course, the Contractor would require to place orders for such goods. Samples described in the Specification and/or Schedule of Works as subject to approval by the Local Authority in connection with the discharge of Planning Conditions shall be submitted to the Architect at the Contractor's expense within a reasonable time to enable the submission and discharge of relevant conditions prior to which, in the ordinary course, the Contractor would require to place orders for such goods. Statutory time-period for discharge of Planning Conditions is currently 4 weeks.
4.4	**Upon Completion of the Works** Make good all damage consequent upon the work. Remove all temporary

	markings and protective covering. Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish, and surplus materials. Clean out all gutters, downpipes and drains where necessary and leave the site and the buildings clean and tidy on completion. Cleaning materials and methods to be as recommended by manufactures of products being cleaned, and to be such that there is no damage or disfigurement to other materials. Touch up minor faults in newly painted/repainted work, carefully matching colour Repaint badly marked areas back to suitable breaks or junctions. Adjust, ease, and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves, and controls.
4.5	**Security, Safety and Protection** The contractor shall take reasonable steps to prevent unauthorised people from entering the site; ensuring that the site, buildings therein and any scaffolding, hoardings, plant, equipment, tools, materials, goods, and products etc. are secure, and remain so, whilst the Works are being carried out, and shall include times outside of working hours. The Contractors shall erect and maintain a secure and sturdy site boundary with controllable access points; allowing for altering and adapting supports whilst works proceeds Clear, appropriate signage, warnings and lighting shall be supplied and erected by the Contractor to highlight the dangers the building works pose.
5.0	**Health and Safety**
5.1	ACCIDENT AND EMERGENCY: Luton & Dunstable Hospital, Lewsey Road, Bedfordshire, LU4 0DZ, Phone No. 01582 491166 The Construction Works shall be carried out in strict accordance with the Construction (Design and Management) Regulations 2015. HEALTH AND SAFETY FILE: There is no known Health & Safety file for this building. The Health and Safety File will comprise of the following sections: Section 1: Pre-tender Health and Safety information including all relevant preconstruction information obtained from the client, any information obtained from designers under regulation 9 (3)b and any information produced by the Principal Designer under regulation 11 (3) Section 2: Guarantees and Maintenance Information, including all electrical certificates. Section 3: 'As Built' Drawings. Prepared by the Principal Designer using the information contained in section 2 and all designers (as defined in Regulation 2 of

	the Construction (Design and Management) Regulations 1994 (CDM Regs). ASBESTOS BASED MATERIALS: A full Demolition and Refurbishment Asbestos Survey and report has yet to be commissioned by the Client, if it is required. Allow for the cost of all ropes, lighting, temporary hoardings, and associated works to protect work persons and the general public against risk of injury from any cause. The Contractor shall impress upon employees the profoundly serious risk incurred when working near overhead power lines and hidden cables and the need for close supervision to ensure that adequate precautions are taken to avoid contact with live conductors. SITE INDUCTIONS. The Principal Contractor shall carry out a site-specific induction for all employees and visitors, this shall include relevant Toolbox talks to their employees where required. The PC shall impress upon the seriousness of always wearing appropriate PPE whilst on and around the site.
5.2	**Protection** WORKS IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the contract. ING SERVICES: Notify all service authorities and adjacent owners of the proposed works not less than one week before commencing site operations or within their required time-period. Before starting work, check positions of existing services. Observe service authority's recommendations for work adjacent to existing services. Do not interfere with their operation without consent of the service authorities or other owners. If any damage to services results from the Works, notify CA and appropriate service authority immediately. Arrange for making good immediately to the satisfaction of the service authority or other owner as appropriate. MOISTURE: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent: Blistering and failure of adhesion. Damage due to trapped moisture. Excessive movement. HOT WORKS PERMIT: a hot works permit shall be completed by the contractor and presented to the client for forwarding onto their insurance providers. FIRE: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. BUILDING INTERIORS: Protect building interiors exposed to the weather during the course of alteration work with temporary enclosures of sufficient size to permit execution of the work and which will remain weather tight in all weather. Take all reasonable precautions to prevent damage to adjoining property. Obtain

	permission as necessary from the owners if required to erect scaffolding on or otherwise use adjoining property and pay all charges. EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas, and other site features, which are to remain in position during the execution of the Works. EXISTING WORK: Prevent damage to existing property undergoing alteration or extension and make good to match existing any defects so caused. Remove existing work the minimum necessary and with care to reduce the amount of making good to a minimum
5.3	**Design & Construction Hazards** The operations on site will require risk assessments by the Principal Contractor and procedures for safe methods of working. The areas of the building to be refurbished may have undergone several alterations over its life and the nature and condition of the structure cannot be fully ascertained before it is opened up for inspection. Before any structural elements are removed or openings made investigative work is to be carried out to determine the load bearing status of the various elements in order to establish a removal sequence. Any scaffolding shall be considered as temporary works and the Principal Contractor is to set out in their Construction Phase Plan his arrangements for managing the risks and temporary works register in accordance with BS 5975
5.4	**Materials Requiring Particular Precautions** The materials specified so far generally comprise normal materials used in a project of this nature. Some of these have inherent hazards and the Principal Contractor must take appropriate precautions as advised by manufacturers and suppliers. The Principal Contractor shall comply with manufacturer's instructions regarding application of hazardous materials such as lead, limecrete, lime mortar, lead paints, adhesives, epoxy resin glues and paints, intumescent paint, fillers, fire stopping compounds, wood preservatives etc., and take protective measures as necessary for the operative and any third party. Used containers shall be disposed of to a suitable tip. The Principal Contractor shall provide in his Construction Phase Plan a COSHH Assessment for the materials to be used and a statement describing how surplus materials will be disposed of. Note risks associated with silica dust in respect of all relevant aspects of the work, whether stonemasonry work, demolition, plastering, concrete works or other works where silica-containing materials area used. Refer to HSE guidance including "Control of Exposure to Silica Dust" and entire appropriate monitoring and protection of operatives and building users from excessively high levels of silica containing dust. Carry out appropriate risk assessments (written assessments for contractors/employers employing more than 5 people). Measures to control silica dust may include: minimise dust production, manage

	and control dust, consider alternative materials with lower silica content, monitor dust levels and ensure that they are within acceptable limits, provide personal protective equipment and ensure that equipment is well maintained, provide adequate training and monitoring effectiveness of control measures.
5.5	**Protection of Materials, Goods, Products, Works** Prevent over-stressing, distortion, and other damage. Keep clean and free from contamination. Prevent staining, chipping, scratching, or other disfigurement, particularly of products exposed to view in the finished work. Keep dry to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement between stored products. Prevent excessively high or low temperatures and rapid changes of temperature in the products. Protect adequately from rain, damp, frost, sun, and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use. Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured. Keep different types and grades of products separately and adequately identified. The Contractor shall protect and keep free of damage, due to operations under the Contract, all boundary walls, footpaths, and forecourts about the building or approaches thereof, which require to be maintained. ROADS AND FOOTPATHS: Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. The contractor would be expected to bear any costs arising
5.6	**Specific limitations on the Method, Sequence, Times, and Use of Site** At the time of tendering the property in question is unoccupied and shall remain so during the Construction Phase. The Client (or their representative) shall make visits to the site and will require an induction and appropriate PPE (Contractor to supply). Dr Valeria Passetti will make routine site visits and will require an induction and appropriate PPE (VP to supply). WORKING AREA for the Contractor will be confined to the site in question and shall include the external area within site hoarding to be erected. The Contractor should allow for erecting, adjusting, and taking down all scaffolding, hoardings etc. outside of normal opening times to avoid disruption to the main road, pavement, and business.

	The external working area shall include the public footpath to the front of the property (Castle Street). The Principal Contractor shall be responsible for applying to Dunstable Town Council and obtaining a permit to temporarily reduce the width of the footpath for the duration of the Works immediately affecting this area, if required. WORKING HOURS: 08.00 – 17.30 Monday - Friday ADJOINING PROPERTY: There should be no reason to access the adjoining property. The main Contractors shall prevent trespass by workpeople. Should it be required please contact the Architect / Contract Administrator to arrange access/use of a site/building not directly associated with building Works described herewith. The Contractor shall not use the site for any purpose other than that of carrying out the works and he shall obtain the approval of the Architect for the siting of all sheds and other structures. NOISE: Do not use pneumatic drills and other noisy appliances without consent of the SCA. NUISANCE: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin, and other causes. WASTE: Remove rubbish, debris, surplus material, and spoil regularly and keep the site and Works clean and tidy. Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in. Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority
6.0	**Contractors General Cost Items**
6.1	**Management of Staff** The Contractor shall constantly keep on the works a competent Foreman-in-Charge to the approval of the Architect and any instructions given to him by the Architect will be deemed to be given to the Contractor. Such Foreman-in-Charge shall not be withdrawn from the works before completion without the written consent of the Architect The Contractor must allow in his Tender and program for any necessary drying out of the buildings.
6.2	**Services & Facilities** Contractor shall be responsible for all negotiations with the Statutory Undertakers and shall include in his Tender for any costs arising from the replacement/renewal of the existing services. The Contractor shall not interfere with the operations of existing services such as gas, water, electricity, telephones, buried cables, sewers, drains, field drains and roadside ditches without the permission of the Architect and, in the case of the Statutory Authorities and Private Owners, without the permission of the Authorities and Owners.

	The Contractor shall, before commencing site operations, notify the Electricity Authority that work will be proceeding in the proximity to their lines and enquire as to the exact position of all electric power cables that may be under or over the site. The Contractor shall provide, erect, and maintain in clean condition an Office for the use of the Contractor's Supervisory Staff, accommodation for use as Workmen's Mess Rooms and storage of materials and goods awaiting fixing and allow for all necessary attendance on same. These facilities are to be provided for, and made available to, all sub-contractors and shall comply with the requirements of the Offices, Shops & Railway Premises Act 1963. The Contractor shall allow for altering or moving such office and other accommodation as may be rendered necessary by the normal progress of the works. MAINTAIN, alter, adapt, and move temporary works and services, as necessary. Remove when no longer required and make good. LIGHTING AND POWER: There is existing lighting and power for the contractor to use onsite. Any additional temporary lighting or power requirements shall be provided by the Contractor. The contractor shall be responsible for any costs associated with the supply of these. WATER: There is a water supply to the property for the Contractor to use. The water quality, pressure and suitability for drinking is unknown. TELEPHONES: There is no provision for a telephone onsite. The Contractor should make allowances for providing their own method of communicating with the site. WELFARE: The Contractor shall be responsible for providing Welfare facilities for his employees in accordance with the requirements of HSE. There are no WC facilities onsite for use by the Contractor. The Principal Contractor shall provide and maintain these in accordance with HSE legislation for use by all contractors and sub-contractors. Instantaneous hot water for hand washing shall be installed in each temporary WC provided.
6.3	**Plant, Tools, and Scaffolding** The Contractor is to supply all necessary plant of every description, small tools, and appliances for the due and satisfactory completion of the works and to remove same from the site on completion. The Contractor shall provide, erect, and maintain all necessary strong and efficient scaffolding for the due performance of the works, including that of Sub-contractors (excluding special erection of same) and alter and adapt as and when required during the works and afterwards make good. The scaffolding shall be NASC TG20:13 compliant and must be erected in compliance with NASC SG4:10. Handover documentation to be made available to the Architect for inspection, a copying being displayed onsite along with a scaff tag clearly displayed on the scaffolding itself. Scaffolding will require weekly checks by a competent person and an appropriate record kept thereafter.

	The Contractor shall provide, erect, and maintain all necessary strong and efficient hoarding to secure the site boundary for the due performance of the works, including that of Sub-contractors (excluding special erection of same) and alter and adapt as and when required during the works and afterwards make good. All hoardings to be designed by competent Temporary Works designer to BS5975:2008+A1:2011. The Contractor shall be responsible for obtaining any special consents, permission, licenses, etc. from the Local Authority in connection with the erection of scaffolding and hoardings i.e., pavement license. All such plant, tools, scaffolding, and hoardings shall comply with all Regulations, whether general or local, in force throughout the period of the Contract and shall be altered or adapted during the Contract as may be necessary to comply with any amendments or additions to such Regulations.
6.4	**Temporary Works** The Contractor is to allow for providing temporary protection to buildings during the works; any temporary works shall be designed by a competent Temporary Works Designer and in strict accordance with BS5975:2008+A1:2011. Any designs and commissioning certificates to be made available to the Architect/Contract Administrator with a copy kept onsite for reference. The Contractor is to allow for all necessary temporary supports to existing structure whilst demolitions and alterations are carried out; allowing for altering and adapting supports whilst works proceeds Do not remove supports until new work is strong enough to support the existing structure. Prevent overstressing of completed work when removing supports. The Contractor is to allow for erecting temporary 3m high hoarding to secure the site including solid door with 5 lever lock. Hoarding to be designed by suitably qualified temporary works designer. Contractor to obtain statutory license from Local Authority.
	PRELIMINARIES AND GENERAL CONDITIONS (£)

Reinstatement of Ground Floor Shopfronts, First Floor Windows and the Repair and Reinstatement of Various Historic Architectural Features

at

No.21-23 High Street South
Dunstable
LU6 3SA

PART B

GENERAL SPECIFICATIONS FOR WORK PACKAGES

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	GENERAL MASONRY SPECIFICATION	£
1.0	All masonry works are to comply with the respective parts of BS EN 771 (2011), BS EN 1996, BS EN 998; 2010 and BS 8000-0:2014; Workmanship on construction sites.	
1.1	**Brick Work** If they are required, second hand or reused bricks are to be approved by the Architect / Contract Administrator and are to match existing in respect of size, colour and texture; free from cracks and any laminations. It is the Contractors responsibility to prove that any second-hand brick is suitable for its intended use. Unless otherwise specified Engineering bricks below ground level are to be clay bricks to BS EN 772-7:1998, class B. Unless otherwise specified common bricks are to comply with BS EN 771-1: 2011 Specification of Clay Masonry Units. Bricks shall be square, hard, sound, well burnt and even; uniform in shape, colour; free from cracks, stones, flaws, and any other defects. Storage of bricks is to be on a dry level surface in a manner that permit free air circulation; prevent contact with soil, clinker, and ashes; protect from rain.	
1.2	**Natural Stone** Unless otherwise specified all natural stone masonry shall comply with the requirements of BS EN 771-6; 2011. Stone to be as specified and to match the approved samples. Free from vents, cracks, fissures, discolouration and other defects that adversely affect the strength and appearance of the stonework. Free from any defects on the faces visible in the completed work that could mar the appearance of the stonework. Stone from only one quarry bed is to be used throughout; the contractor is to confirm in writing the quarry and/or bed of origin. Stone for new ashlar work to be dressed and to match approved sample on all faces visible in the finished work Stone for ashlar repair work to be worked to suit the location where it is to be fixed. Finish to match the existing adjacent stonework as approved sample on all faces visible in the finished work Cut and carve stone to accurately clean profiles before building in. In repair work, final dressing-in is to be carried out in situ to ensure accurate alignment with existing adjacent stones. On no account, dress off existing stones to suit new. In new work, profiles and finishes are to be in accordance with the specification, drawings, schedule of work and approved sample. Where specified, working drawings / masons' drawings are to be submitted to	

	the Architect / Contract Administrator for approval before cutting and or carving stonework. LAYING AND JOINTING Unless specified otherwise, prepare stone so that the natural bed is horizontal. Mark the natural bed clearly on each stone before it leaves the quarry. Where it is not possible to determine the bed of the stone after extraction, the bed should be marked before quarrying and subsequently marked on each stone as cut Lay stones on their natural bed or as described in clauses for 'Preparation of the Stone'. Lay stones on a full even bed of mortar, as agreed sample. Ensure that no hard lumps or the like are present in the mortar that could prevent even bedding. Ensure stone faces taking mortar are dampened as necessary to prevent premature drying out of the mortar. Unless otherwise specified all horizontal and vertical joints shall be no greater than 5mm All dowels, cramps, ties, metal fixings and the like, are to be solidly and securely fixed as the work proceeds using appropriate resin, suitable for with the specific stone and fixing type.	
1.3	**Lime Mortar** Unless otherwise stated Natural Hydraulic Lime shall be used in mortars where specified and shall comply to BS EN 459-1:2010 Building Lime. Definitions, specifications, and conformity criteria. Unless otherwise specified, the nominal thickness of general-purpose mortar, in both horizontal and vertical joints, shall be 10mm. Sand and lime are to be stored on a dry level surface in a manner that permit free air circulation; prevent contact with soil, clinker and ashes; protect from rain. All areas of repointing are to be completed using a mix of sand, lime and water identified through investigation into the existing material. Specification of lime, sand and mix to be used to be for areas of new pointing or areas of repointing where an existing mix cannot be identified: 1.5 fine sand; 1.5 sharp sand; 1 lime; 1 water.	

1.4	**Working Practices** Mortar mixes to be one type for any one type of work. Adjust proportions within the permitted limits to suit the sand, masonry, and weather conditions. Site mixing - mix materials sufficiently to obtain a uniform colour and consistency. Dampen mortar boards and other absorbent surfaces, cover mortar not in use during drying conditions. Control Suction: wet dry clay bricks, except in cold weather, sufficiently to prevent undue suction. Avoid excessive wetting and do not wet brick stacks. Lay bricks in true and regular courses on a full, fairly smooth and levelled bed or mortar and fill all joints, frogs and other recesses solid. Press joints back with the trowel and point as specified. Keep mortar off the face of the work. In very dry conditions lay the mortar beds in short lengths to limit water loss before the bricks are laid Keep perpends and quoins plumb, the perpends the same thickness as horizontal joints. Do not lay bricks at such a pace that lower courses are disturbed. Temporarily brace large unsupported areas of wall if disturbance by winds or other influences could occur Leave weep holes/perpends open at approximately 800 mm c/c at the base of the cavity and where bridged (e.g., lintels), when specified. Keep cavities as clean as practicable. Prevent any accidental mortar droppings from adhering to cavity trays or wall ties. Leave temporary openings at the bottom and in other areas where mortar could accumulate and carefully clean out as necessary, avoiding damage to DPC's. Protect facing work as work proceeds to prevent splashing of walls faces. Lintels to be solidly build in with minimum 150 mm end bearing. Prop heavy lintels and all pressurised lintels until mortar has set. Provide continuous support under reinforced brick or block lintels.	
1.5	**General Wall Ties** Wall ties for use in cavity walls shall be of the vertical twist type, constructed from strip and coated with zinc, complying in all respects with BS EN 845-1;2013, or be similar approved stainless steel wall ties. Ensure ends are embedded 60 mm into walls. Space wall ties at 900 mm c/c horizontally and 450 mm c/c vertically. Provide and fix additional ties within 225 mm of the sides of openings at 300 mm vertical centres. Stone Fixings Where specified separately, the use of specialist masonry wall ties / restraints shall be in strict compliance with the manufacturers written instructions.	

	Dowels, cramps, pins, ties, restraints, etc. for use in fixing any stone masonry unit are to be from stainless steel Metal fixings are to be set in an appropriate resin, suitable for use with the specific stone and fixing type.	
1.6	**Cold Weather Working** In accordance with BS5628 Pt 3 and BS EN 998-2: 2010 No masonry shall be built when the air temperature is at or below 3 degrees and falling. During cold weather conditions, generally September to April (inclusive), the main contractor shall keep and maintain a record of site-specific daily weather conditions and temperatures. Frozen materials must not be used; protect any materials not for immediate use by covering with an appropriate cover. The contractor shall protect any newly laid masonry from incidental conditions and ensure that it is insulated from frost. Generally, the use of lime should not be considered during September to April (inclusive).	
1.7	**Sample Panels** Where requested; provide a suitable level base where directed by the Contract Administrator and construct a 1m² masonry panel to demonstrate the specified facing material, bond, colour, texture, joint (bed) thickness and quality of mortar and pointing; obtain approval from Architect / Contract Administrator and maintain and protect until masonry is completed. Stone samples are to be sufficiently large to show natural variations and specified finishes, which are to be submitted for approval prior to ordering. Samples of specified stones for repair work are to be submitted for matching purposes. The samples are to match the existing stone in colour, texture, shape, size, and surface finish, as closely as possible. Where a particular stone has not been specified, the stone samples should be closely related geologically to the stone to be matched.	
1.8	**Repointing** Preparation: Joints should be thoroughly cleaned from top to bottom after pre-wetting the wall. Wash out the joints with a hose. Remove all loose materials and dust. This is important as dust that is left in the joints will deplete the bond. Application: Mortar should be plastic and workable but as stiff as possible. It should be pushed into the back of the joints in layers, avoiding large volumes of deep filling at all times. On rubble elevations, pinning stones should be used to fill wide and deep joints in the same style as the original build. This will reduce the volume of mortar required and will assist the process of setting and final full carbonation. A good yardstick is to keep the joint thickness to no	

	more than a "finger" thick, if the joints are wider than this, they should be pinned with compatible matching masonry. A "well filled" joint is close to flush with the surrounding masonry or to the weathered edge. Recessed joints define the masonry components and detract from the appearance of the wall, becoming a feature in themselves. Historically the common practice was to fully flush point and line out rubblework. Finishing: To ensure good compaction and adhesion within the joint, the mortar can be tamped firmly back with a stiff bristle brush as it starts to firm up. The timing of this is critical. If it is carried out too soon after placing, fines in the mix will be drawn to the surface and will form a dense skin, inhibiting the proper curing of the mortar. Once the surface of the mortar is firm lightly scrape the surface to expose the aggregate and improve the appearance of the mortar and make the joints less visible. This process should not be undertaken before the surface has stiffened or mortar will be smeared onto the face of the stone. The fines in the mix will determine the finished colour, therefore a wide range of natural colours is achievable without pigmentation.	
	GENERAL MASONRY SPECIFICATION (£)	

	GENERAL CARPENTRY SPECIFICATION	£
2.1	**Carpentry** *This section shall comply with BS 5268: The Structural Use of Timber and BS EN 1995 and the respective parts detailed within each.*	
2.2	**Timber** All timber to be clean, sound, merchantable, properly seasoned, and free from any defects making it unsuitable for its function in the works; sorted and selected at time of fabrication, for suitability for purpose and compliance with British Standards Codes of Practice. Structural timber to be stress graded softwood to BS 4978;2011 for visual grading and BS EN 14081-2:2012 for machine grading. Each piece of timber shall be marked with a grade, DRY or KD, species, the graders license number, the BS number and certification logo. Each timber shall have a moisture content not exceeding 20% and not less than 15% at the time of fixing. Non-structural timber (e.g., stud partitions) with natural defects that will not affect the durability or performance is acceptable. Regularised, if necessary, to provide true flat backgrounds for supporting over materials. Softwood, only to be used for non visible construction, is deemed sawn unless otherwise stated; sizes should conform to those listed in BS EN 1313-1;2010 / BS EN 336;2013 Plywood, to be used only for non visible construction, shall comply with BS EN 636:2012 Grade 2 bonded with WBP adhesive for external use and INT adhesive for interior use, faced with Birch veneer. All timber is to be treated with preservatives in accordance with BS 8417:2014 Preservation of Wood, prior to arriving on site. Inform the Contract Administrator of the proposed process and provide certificate of treatment for every consignment of timber treated. After cutting or machining, apply 2No. coats of preservative by brush or spray to cut timber. Ensure that there is an adequate supply of preservative to hand if site cutting is envisaged.	

	FIXINGS Protect all ferrous metalwork, nails, screws, bolts, and other mechanical fastenings by galvanizing for all external work. Nails to be round wire nails to BS 1202-1:2002, Screws to BS 1580-1&3;2007. Chipboard to be fixed using twin-threaded screws. Coach screws to BS 1210. Plain hexagonal bolts to BS 4190:2001. Galvanized toothed plate timber connectors to BS 5268 and BS EN 912:2011 Timber adhesive to be cold setting synthetic resin to BS EN 301:2013. The Contractor is to ensure that the adhesive in unaffected by any timber treatment. Workmanship clauses stated below apply to all structural timbers. In respect of non-structural and general carpentry work, the more rigorous requirements will be waived by the Contracts Administrator subject to the production of work which is fit for its intended purpose. Select the best timber for stressed work and reject any bowed, sprung, twisted or cupped timber unless it can be used in suitable locations without adversely affecting the finished work Shape and joint timber to ensure that sawn timber is square. Drill at right angles to faces. Make joints and provide bearings in a manner that brings and maintains all surfaces in contact. Make joints that tighten under load and resist tension as appropriate to their function. Do not cut, notch, or modify timber other than as specified. Nail/screw/bolt joints, as necessary. Site glued joints are not permitted Joints are only permitted if they are made in the approved manner over bearings. Use nails of adequate lengths to provide fixing. Where appropriate, drive on the slant so that the connection does not loosen the load. Avoid splitting by sensible placing; pre-drill if necessary but do not pre-drill in excess of three-quarter diameter. Do not use masonry nails. Use screws of a size to suit pre-drilled holes in metalwork and the dimensions of the timber being fixed; use screws of suitable lengths and drive fully home; pre-bore timber where necessary. The Contractor is to use approved proprietary fibre composition or plastic plugs let into drilled holes for screw fixings to concrete, masonry, and block work. Use bolts of a size to suite pre-drilled holes in metalwork and the dimension of the timber being fixed. Use large thick washers under head and nut and do not over-tighten. Toothed double sided timber plate connectors are to be of correct size and type in accordance with requirements of BS EN 912:2011 Fix wall plates in one piece between changes in direction: otherwise make 100 mm lap joints. Bed in mortar. Fix wall plate to masonry walls	

	using Catnic wall plate anchors (30 mm x 2.5 mm or similar approved) at 1200 mm c/c in the appropriate manner unless otherwise specified. Fix ceiling joists to wall plate using fully galvanized steel nails. Where appropriate, hang joists using proprietary joist hangers. Double up joists under studding. Stud partitions to be constructed with tight joints securely nailed. Securely fix the top of the partitions but ensure that no unintended loading is transmitted from structures above. (Double joists under studding as previously specified). Built in joinery shall be accurately and firmly secured temporarily in its correct position and adequately braced and protected as necessary, to prevent damage or disturbance through subsequent building operations. Lay boarded flooring as follows: For two days before fixing, store the boards in conditions similar to those that occur in the completed building. Before commencing ensure that the joists are correctly spaced and truly level with a firm support at perimeters. Lay with long edges at right angles to the supports with staggered cross joints centred over joists. Leave movement gaps at abutments based on 2 mm per metre of flooring but not less than 10 mm at perimeter abutments. Nail at 150mm c/c to each joists and punch below surface. Provide noggins at all edges without tongues. Shavings and off cuts, etc. are to be collected up and removed from site. Specifically, leave no surplus materials in concealed spaces where they could attract vermin or contribute to a fire.	
	GENERAL CARPENTRY SPECIFICATION (£)	

	GENERAL PURPOSE MADE JOINERY	£
3.0	*This section deals with new purpose made joinery and with replacement doors and windows etc., which are to be manufactured to exactly repeat in section and design those approved by the Planning Authority, unless otherwise requested by the Contract Administrator.*	
3.1	**Timber** Timber to be to BS EN 942:2007 Timber in Joinery and BS 1186-2: 1988 Timber for and workmanship in Joinery. Timber shall be hardwood; Sapele, Utele or an equivalent timber. Timber treatment should be carried out in accordance with the requirements of BS 8417:2014 Provide documents of assurance that treatment has been carried out. Moisture content to be 12 % + 2 % at time of manufacture and fixing. Work Quality - joinery items to be manufactured to BS EN 942:2007 and formed out of the solid when not specified otherwise. Timber to be machined to accurate lengths and profiles free from twist and bows. After machining, surfaces shall be smooth and free from tearing, wooliness and other defects. Assembly - assemble with tight, close fitting joints to produce rigid components, free from distortion and within specified tolerances. Glue bonding to BS EN 204;2001. PREPARATIONS Dimensions - Contractor shall satisfy himself/herself of site dimensions before manufacture. Sand all joinery to smooth, flat surfaces, suitable to receive the specified finish. Seal exposed end grain of components before general sealer primer is applied. All joinery, which is to be clear finished or painted is to be sealed, or knotted and primed, in suitable conditions before leaving the joiner's	

	shop on all surfaces including beads and rebates. PROTECTION Protection - prevent damage to and distortion of joinery during transit, storage and fixing. Keep joinery clean and dry. Prevent marking of surfaces, which will be visible in completed work. Provide in situ protection as necessary and remove on completion. FIXING Fixing - position joinery accurately, plumb, level and aligned as necessary. Fix securely to prevent pulling away, deflection or other movement during use. Distortion - do not distort joinery when fixing with wedges or other packing or when tightening fixings. Ensure adequate clearance for opening parts. If necessary, adjust packing and fixings to eliminate binding. Do not cut or plane joinery to eliminate distortion. Pelleting - counter bore screw heads 6 mm below timber surfaces, which must be clear finished. Glue in grain matched pellets not less than 6 mm thick align grain and cut from matching timber. Finish off flush with face. Door Hanging - planing unfinished doors to adjust clearances shall be carried out equally on both edges. Allow for dropping in the closing edge. Do not decorate until adjusted for floor finish. Ironmongery - assemble and fix carefully and accurately using fastenings with matching finish supplied by manufacturer. Prevent damage to adjacent surfaces. To be fitted flush, square, and sturdily. Adjust and lubricate as necessary to ensure correct functioning. Hinges, striking plates, etc. must be accurately and neatly cut in, with as little fill as possible.	
3.2	**Glass** This section shall comply with BS EN 572-1:2012 Glass in Buildings and BS 952-1:1995 Glass for Glazing Glass to be toughened safety glass to the requirements of BS EN 12600:2002 Glass in Buildings, BS 6206:1981 Specification for Impact Performance, BS 6262-4:2005 Code of Practice for safety related to human impact and Approved Document Part k; Stairs, Ramps and Guards. Prepare rebates and surrounds before priming or sealing and glazing.	

	Check that any unspecified primers/sealers/glazing compounds are compatible. Check that surrounds, rebates and other surfaces are dimensionally true, without distortion and fit for glazing. Cut all glass and perform all edge and surface treatment at glassworks. Cut to produce clean square edges. Any work to toughened glass must be undertaken at glassworks prior to toughening process. Do not nip the edge of any multiple glazed units. Store glass in a dry, shaded, well ventilated area; prevent condensation between panes; stack on edge just out of vertical plum and on straight firm supports. Check safety glass to ensure every pane is marked as required by BS 6206 and BS EN 12600. Linseed oil putty to BS 544:1969. Specification for linseed oil putty for use in wooden frames. Putty to be protected with paint as soon as surface has hardened sufficiently, ensuring paint seals putty to glass. Leave opening lights closed until putty has hardened. Linseed oil putty should NOT be used with laminated glass or flush edge double glazed units. Self-adhesive glazing tapes to be treated neutral-coloured cotton based tape with adhesive coating one side. Tapes to be to BS 6206 security glazing standards. Glazing completed indicators to be fixed but must not damage glass and must be able to be removed without scraping. Keep glass clean at all times. Clean and polish both sides of the glass and surface of mirrors on completion. Protect glazing against mechanical damage, damaging splashes and weld splatter. Remove any alkaline splashes before they harden.	
	GENERAL PURPOSE MADE JOINERY SPECIFICATION (£)	

	GENERAL SURFACE FINISH SPECIFICATION	£
4.0	The Contractor is to ensure that all completed finishing work is kept clean and protected.	
4.1	**Storage** Store all finishing materials and components in the dry, and absorbent materials in warm conditions. Store in manufacturers' wrappings and cartons. Store rolled materials on end unless otherwise stated. The Contractor is to reject any bagged plaster or lime if bags are torn or subjected to damp. Plasterboards to be stack flat on a clean level surface and protect from damp; max stack height 1.0mm. If stacked on concrete inside building, lay polythene sheet under. Lift boards off stacks and carry-on edge; do not drag over the edges of lower boards.	
4.2	**Preparation** Backgrounds - generally, the Contractor is to ensure that backgrounds will enable the required finished levels, flatness, and tolerances to be attained and check that they are fit to receive specified screeds, backings, and finishes. If necessary, cut away, dub out or reconstruct the backgrounds. Regardless of the type of preparation specified for any work, undertake everything necessary to obtain a satisfactory bond between backgrounds, backings, finishes and layers of finishes. Battens and fillets etc. for levels and any necessary formwork are deemed included with all finishes. Preparation of surfaces to receive plaster shall be thoroughly brushed to remove all flaking backings, efflorescence, dust, laitance, etc. and any projecting fins etc., shall be hacked off. **Surfaces shall be wetted to equalize suction before the first coat of plaster is applied. Dubbing out shall be in the same mix as the subsequent coat and shall not exceed 10mm in thickness in one application. Angle beads and casing beads to be, unless otherwise specified,	

	minimum 25mm diameter tuck free softwood dowels plugged and nailed to substrate with plaster forming quick to dowel. If specified, steel angle beads and casing heads to comply with BS 13658-2:2005.	
4.3	**Plasterboards** Unless otherwise specified plasterboard is to be foil-backed gypsum plasterboard to BS 520:2004+A1:2009. Fix plasterboard using galvanized nails or staples in the strict accordance with manufacturer's instructions; screw fix at 150 cts at least 12mm from the board edge, countersinking heads; all joints to be staggered and fully supported, allow additional timber to support joints and board perimeter; tightly fix and fill any gaps with appropriate foam filler Reinforce all angles with jute scrim not less than 90mm wide embedded in neat board finished plaster prior to skim coat. Fill all joints with neat board finish plaster. Skim coat plaster finish as soon as filling board finish has set.	
4.4	**Gypsum Plastering** Metal lathing shall comply with BS 13658-2:2005. It shall be galvanized or be protected by one coat of paint and is not to weigh less than 1.2kg/m² except where used for obtaining a key only. Laps to be a minimum of 75mm Water to be clean, potable, and free from harmful matter Sand for plastering shall comply with BS EN13139 and be either naturally occurring, and shall consist of crushed rock, or gravel, or a combination of the two. It shall be hard, clean, and free from adherent coatings and shall not contain any appreciable amount of clay balls or pellets. It shall be free from deleterious material. Gypsum building plasters shall comply with the appropriate clauses in BS EN 13279-1:2008 Gypsum plaster. Plaster undercoat to be 1:3 plaster/sand. Finish coat total thickness to be 13mm. The Contractor is to supply and fix in the appropriate manner any necessary angle beads, expanded metal laths and other fixings as required to complete this work	
4.5	**Lime Plastering** Timber lathing to be knot free, riven or split oak or hazel 1 1/2 x 1/8 thick and nailed to every joist with non-ferrous nails with 3/8" gaps. Lime plaster to be three coat work on laths; pricking up coat, floating coat and a 2mm setting coat to finish flush with existing ceiling finish. Pricking up and floating coats (approx. 9mm and 6mm respectively) to be 3 parts well-graded sharp sand to 1-part non-hydraulic mature lime putty + hair to bind. Cross pricking coat with a lath scratcher before applying floating	

	coat. Floating coat to be keyed with a devil float. Dependent on existing plaster consistency, setting coat to be from 1-2 parts kiln dried, sieved silver sand to 1-part non- hydraulic mature lime putty; laid on with laying on trowel, troweled and floated and compacted by scouring with a cross grained wood float lubricated with water	
4.6	**Painting & Decoration** Provide all dust sheets and keep all floor and wall surfaces not to be painted free from splashes etc. Knot, stop and prime all woodwork before proceeding and any existing woodwork to be patched, stopped, made good and primed before proceeding. The whole of the work hereinafter specified is to be properly rubbed down before and between each coat and no painting externally to be done in wet, foggy, or other inclement weather, or upon surfaces not thoroughly dry All paint to be used strictly in accordance with the manufacturer's instructions. All painting materials to be used straight from the maker's sealed canisters and must bear the name and brand. All paint to be applied with brush and cross stroked. No finishing coat to be applied until the Architect has approved the preparation All rebates to be primed before glazing. All stock doors to have one coat of knotting to all edges after fitting and before final hanging All beads and door edges to be coated to match body of door. Any adjustments to timber products during fitting onsite shall be prepared, undercoated and re finished as above specification. Specifically, but not exclusively, those areas which shall be covered up should receive the same painted preparation and finish.	
	GENERAL SURFACE FINISH SPECIFICATION (£)	

	GENERAL ELECTRICAL SPECIFICATION	£
5.1	**Statutory Authorities** The Contractor shall notify, liaise with, and coordinate all work to be carried out by the Statutory Authorities. The Contractor shall pay all fees and charges as may be due for this work of which will be deemed to be included in the tender sum.	
5.2	**Regulations & Codes of Practice** The installation, or disconnection of services, shall be carried out by skilled operatives and is to comply with the requirements of the current Regulations for electrical installations and safety, incorporating all amendments issued by the Institute of Engineering and Technology (IET) under BS7671) The Contractor shall be responsible for ensuring that all work is carried out in accordance with the regulations and requirements of the Local Authority, The Building Regulations and in accordance with British Standards, Codes of Practice, and any other statutory requirements.	
5.3	**Associated Builders Work** For the benefit of clarification, the term 'builders work' shall mean all work necessary to be carried out by the Contractor in connection with these Works. The Contractor shall be responsible for marking out onsite for the execution of the Works and for making good all works disturbed on completion.	
5.4	**Materials & Labour** The Contractor is to provide all plant, materials and labour required, and reasonably foreseeable, for the proper execution and completion of the Works. These shall be the best procurable of their respective kind, irrespective of all trade terms and include all carriage, freightage, implements, tools, tackle, and plant. All goods and materials shall be new, unless otherwise specified, and be in accordance with the latest British Standards. Cables	

	All cabling shall be concealed throughout the property. The cabling shall generally be of the multicore, PVC sheathed, non armoured, copper conductor type conforming to relevant regulations. Cables shall terminate in enclosed boxes of PVC or metal. Screwed steel conduits shall terminate with a brass male bush and steel coupling securely fixed to an enclosed steel box. Enclosed boxes shall be provided with an earthing terminal. Where running parallel to timber joists cables shall be fixed at mid height of the joist in accordance with IEE Regulations. Where running perpendicular to the joist, holes may only be drilled at 90 degrees to the face of the joist and in the middle of their depth. Cables under plaster or dry lining shall run vertically or horizontally (not diagonally) and enclosed in PVC or steel conduits or galvanised metal capping, securely and closely pinned to the wall. The Contractor shall ensure that sufficient plaster can be accommodated over the conduit or capping strips.	
5.5	**Earthing** The complete electrical system / installation shall be bonded throughout in conformity with the IEE Regulations	
5.6	**Testing & Inspection** On completion of the Works, testing shall be carried out in strict conformity with the requirements of the IEE Wiring Regulations and s schedule of all test results issued with the Completion and Inspection Certificates. The Architect and other interested parties may attend all or any tests including operation tests and the Contractor shall provide them with the facility for witnessing such tests. The Contractor is to give the Architect / Contract Administrator at least seven days' notice of a test taking place The Contractor is to provide all apparatus, instruments, materials and labour for carrying out the tests and must demonstrate the accuracy of the instruments used. In accordance with the IEE Wiring Regulations, the distribution board shall be labelled with an indication of the circuit protected by each MCB/fuse. A notice calling for periodic tests shall also be provided and fixed as prescribed.	
	GENERAL ELECTRICAL SPECIFICATION (£)	

Reinstatement of Ground Floor Shopfronts, First Floor Windows and the Repair and Reinstatement of Various Historic Architectural Features

at

No.21-23 High Street South
Dunstable
LU6 3SA

PART C

SCHEDULE OF WORKS

	SCHEDULE OF WORKS	Unit cost (£) (.p)
0.0	**MATERIALS**	
0.1	**Timber** All timber used in shopfronts is to be hardwood (Utile, Sapele or an equivalent). The only exception to this is the proposed fascia's (if required) which are to be marine grade plywood.	
0.2	**Lime Mortar** Any areas of pointing that have been damaged are to be inspected to identify the composition of the existing lime mortar. If no fixed composition can be identified then refer to the approved mix listed below. Any pointing repairs required to the masonry are to be undertaken using an appropriate lime mortar. The specification of the lime (NHL 2, 3.5 or 5) and the ratio of sand to lime will vary dependent on masonry type and density. Specialist Conservation Architect (SCA) to be consulted on appropriate specification prior to use.	
0.3	**Shopfront Glass** All new glass to shopfront windows and doors is to be toughened safety glass with 12mm minimum thickness; installed in accordance with BS 6206 and BS 6262; to be identified as required. Safety glass is to be Pilkington Optilam – laminated safety glass, thickness TBC by manufacturers dependant on pane size and wind load; glass to be installed using traditional paintable putty, colour appropriate to final paint colour. Costs for glazing are to be included in the individual relevant sections (as a separate cost if required).	
	Samples Samples are to be provided for all materials and productions prior to manufacture/installation/decoration. These include but not limited to: • Hardwood to be used for all new sections of joinery. • Timber for use on any repairs (following investigation into existing material). • Profiles and details for all traditional joinery (shopfronts and sash windows). • Paint for use on any new sections of joinery. • Paint for use on any repaired items. • Lime mortar for repointing.	

	• Lime render. • Glazing (shopfront and sash window). • Sandstone • Rainwater goods. • Chimney pots.	
1.0	**HOARDING**	
2.0	**DEMOLITIONS**	
2.1	**No.21 High Street South**	
2.1.1	An asbestos survey is required of all areas being affected. This survey is to be completed by an appropriately accredited and experienced specialist and a detailed report submitted prior to works being undertaken.	
2.1.2	Identify wiring to the elevation; isolate, disconnect, and remove redundant electrical wiring, consolidate remaining and clip in position. Electrician to confirm. Costs to include for re-installation/relocation of any wiring as required.	
2.1.3	Isolate, disconnect, and remove all electrical lightings and fittings. Set aside for reuse if necessary. This includes the alarm box unit located on the left-hand side of the 1st floor elevation. Costs to include for re-installation/relocation of any fittings as required.	
2.1.4	Carefully take out and remove from site the boarding covering the ground floor shopfront, taking care not to damage any potentially historic material beneath. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in proposed costs.	
2.1.5	Carefully take out and remove from site the modern shopfront glass, door and all associated trim, packing's, fixings; Strip back internal ceiling to make space for proposed shopfront(s). Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	

2.1.6	Take down the existing modern shopfront, taking care not to damage any historic material that may survive beneath, and prepare the surrounding areas for installation of the new timber shopfront. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.1.7	Carefully take out and remove the timber panels that are covering the pilasters and fascia, taking care not to damage any potentially historic material beneath. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.1.8	Carefully take up the modern tiles that are the current finish for the shopfront recess. Take care not to damage any potentially historic material beneath as they may reveal evidence of a historic shopfront threshold beneath. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.1.9	Carefully take out and remove from site the 1st floor picture window, ensuring that as little damage as possible is caused to the surrounding masonry. Any historic detail or material is to be reported to the SCA immediately. Prepare the surrounding area for the installation of the proposed hardwood timber sash windows and proposed wall infill.	
2.1.10	Carefully take out and remove from site the modern rainwater goods running along the top of the elevation (including the modern fascia board behind the gutter), taking care not to damage any potentially historic material beneath.	
2.1.11	Carefully investigate the render material surrounding the existing 1st floor window. If possible, without causing undue damage to the masonry beneath, this should be removed. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to	

	the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.1.12	Structural engineer to confirm safety before demolition and suitability of existing structure for proposed shopfront sections if required. Costs to be included by contractor.	
2.2	**No.23 High Street South**	
2.2.1	An asbestos survey is required of all areas being affected. This survey is to be completed by an appropriately accredited and experienced specialist and a detailed report submitted prior to works being undertaken.	
2.2.2	Identify wiring to the elevation; isolate, disconnect, and remove redundant electrical wiring, consolidate remaining and clip in position. This includes the large section of wiring on the right-hand side of the elevation above the entrance arch. Electrician to confirm. Costs to include for re-installation/relocation of any wiring as required.	
2.2.3	Isolate, disconnect, and remove all electrical lightings and fittings. Set aside for reuse if necessary. This includes the speaker located on the right-hand side of the 1st floor elevation that appears to be associated with the neighbouring property. Costs to include for re-installation/relocation of any fittings as required.	
2.2.4	Carefully take out and remove from site the boarding covering the ground floor shopfront, taking care not to damage any potentially historic material beneath. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.2.5	Carefully take out and remove from site the modern shopfront glass, door and all associated trim, packing's, fixings; Strip back internal ceiling to make space for proposed shopfront(s). Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed	

	costs.	
2.2.6	Carefully take up the modern tiles that are the current finish for the shopfront recess steps. Take care not to damage any potentially historic material beneath as they may reveal historic evidence beneath. Any historic details that are uncovered are to be reported to the SCA and CO to allow for any necessary changes to be made to the proposed shopfront if required. Any delays or design changes this may cause are to be anticipated and included in the proposed costs.	
2.2.7	Carefully take out and remove from site the boarding covering the 1st floor windows. It is believed that the historic windows are still in place beneath, though their condition needs to be confirmed. Care must be taken when removing the boarding to cause as little damage as possible to the windows beneath. Once uncovered a sample of the existing paintwork (taken as an appropriate cross section of all layers of paint if they have been redecorated over time) is to be submitted for testing to confirm whether the paint is lead-based. Once uncovered the SCA and CO are to be contacted to confirm the condition of the windows beneath and to allow for a full schedule of repairs or reinstatement to be confirmed.	
2.2.8	Carefully take out and remove from site the modern rainwater goods (including the modern fascia board behind the gutter), taking care not to damage any potentially historic material beneath.	
2.2.9	Structural engineer to confirm safety before demolition and suitability of existing structure for proposed shopfront sections if required. Costs to be included by contractor.	

3.0	**CONSTRUCTIONS & REPAIRS**	
3.1	**No.21 High Street South**	
3.1.1	**Threshold** Two options have been provided below that will depend on the results of the investigation beneath the existing tiles. Costs are to be provided for both eventualities.	
3.1.1.1	**Option 1 – No Historic Evidence (CA/1276/23/09)** If no historical evidence is found beneath the existing tiles, then grub up and prepare the sub-base using concrete on graded mesh to accommodate the new threshold to the shopfront, as per relevant drawings. The threshold to DG1 is to be formed of a stepped entrance. Steps to be provided in poured concrete with a stone tread and bullnose finish. Specification of stone TBC following the provision of samples by the contractor for approval by the SCA, CO and Client. All steps to have going of 280mmm to 425mm and rise of 150mm to 170mm and to be consistent throughout flight in accordance with Approved Doc M and DDA requirements.	
3.1.1.2	**Option 2 – Historic Evidence** If evidence is found of a historic threshold, then the SCA and CO are to be contacted to confirm the best course of action. Costs provided for this option are to include for a modicum of repairs to the historic threshold. Evidence of a historic threshold may also require the shopfront design to be amended. Any delays or design changes this may cause are to be anticipated and included in proposed costs.	
3.1.2	**Stall Risers** Two options have been provided below. The final construction will depend on the results of investigation in to the existing structure to determine whether a masonry cavity wall can be supported.	
3.1.2.1	**Option 1 – Masonry Cavity (CA/1276/23/09)** Construct +340mm thick masonry cavity stall risers, fixed appropriately to the existing masonry on either side. Construct +340mm thick masonry cavity riser return to form splayed recessed entrance to DG1. Construct stall riser to proposed shopfront in 100mm 7.3N Ultralite blocks, 90mm almost full-fill Kingspan Kooltherm K106 insulation with 10mm air cavity grading and 100mm 7.3N Ultralite	

	blocks internally. Externally, 25-30mm sandstone panels are to be fixed to the stall riser as per the approved specification and in accordance with manufacturer's instructions. Contractor to provide samples of sandstone for approval prior to supply. Internally the stall riser is to be backed by 12.5mm Gyproc Wallboard, 175x25mm torus skirting board and 3mm plaster skim finish. Refer to drawings for details. The stall riser is to be fitted with 2nr. fully functioning vents as per the approved designs. The Contractor is to specify the vent ductwork and the internal finish. The external vent plates are to be of traditional design and material (TBC by SCA and CO). The stall riser is to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties. Stall riser to achieve a minimum U-Value of 0.18 W/m2K.	
3.1.2.2	**Option 2 – Timber Stud (CA/1276/23/09)** Construct +290mm thick timber stud stall risers, fixed appropriately to the existing masonry on either side. Construct +290mm thick masonry cavity riser return to form splayed recessed entrance to DG1. Construct stall riser to proposed shopfront with 100mm Kingspan Kooltherm K112 insulation between 140x50mm timber studs fixed at 400mm cts maximum, with 40mm cavity on external side. On external face of studs, fit 9mm OSB sheathing board in conjunction with Kingspan Nilvent Breathable Membrane. Additional timber studs form a 50mm highly ventilated cavity with 12.5mm cementitious board and then sandstone panels fitted to finish. Externally, 25-30mm sandstone panels are to be fixed to the stall riser as per the approved specification and in accordance with manufacturer's instructions. Contractor to provide samples of sandstone for approval prior to supply and supplier to confirm method of fixing panels to stall riser. DPM to be fitted between stall riser and ground. Internally the stall riser is to be backed by 37.5mm Kooltherm K118 insulation (including 12.5mm plasterboard finish), 175x25mm torus skirting board and 3mm plaster skim finish. Refer to drawings for details. The stall riser is to be fitted with 2nr. fully functioning vents as per the approved designs. The Contractor is to specify the vent ductwork and the internal finish. The external vent plates are to be of traditional design and material (TBC by SCA and CO). The stall riser is to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties.	

	Stall riser to achieve a minimum U-Value of 0.18 W/m2K.	
3.1.3	**Shopfront (CA/1276/23/09)** Following the removal of the existing shopfront and the summary investigation to ensure no historic details remain and the structure is sound; Provide proposed shopfront in hardwood Utile, Sapele or an equivalent timber with new recessed entrance to the shopfront door (DG1). Shopfront to have maximum height possible to reinstate the traditional tall shopfront feature. The shopfront frame is to exactly follow the design on the relevant drawings. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Hardwood shopfront to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.4	**Timber Stud Wall (CA/1276/23/09)** On the left-hand side of the shopfront, provide and install a full height section of timber stud wall to raise the shopfront from the existing building. Structure to be 130x50mm timber studs fixed at 400mm cts maximum, with 130mm Celotex XR4000 insulation fitted between. Externally walls to be fronted with 12.5mm cementitious boards and then hardwood timber panels (Utile, Sapele or an equivalent timber). Internally walls are to be backed with a VCL and 12.5mm Gyproc Wallboard. This wall needs to achieve a minimum U-Value of 0.26 W/m2K. The timber stud wall on the right-hand side of the shopfront recess (with the recess side panel forming one side of it) does not interact with the internal space and so does not need to be fitted with insulation, cementitious panels or a VCL. The s/w timber studs are to be to the contractor's specification for this section of wall. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. All external hardwood to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.5	**Pilasters (CA/1276/23/09)** Following the removal of the existing shopfront and the summary investigation to ensure no historic details remain and the	

	structure is sound; Manufacture and install pilasters in hardwood Utile, Sapele or an equivalent timber as per relevant drawings. Pilasters on either side of elevation to be fixed back to the timber stud walls specified in section 3.1.4. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Pilaster bases/pedestals to be provided in sandstone and fixed to existing masonry as per manufacturer's instructions. Exact specification of stone to be approved by SCA and CO prior to installation following provision of samples by contractor. Pilasters to be finished with exterior grade water-based paint. Colour to be agreed with SCA and CO prior to application. Refer to drawings for details. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.6	**Fascia and Cornices (CA/1276/23/09)** The contractor is to reinstate profiled cornices above and below the fascia in hardwood Utile, Sapele or an equivalent timber. Provide and install the main angled fascia in marine grade plywood as per relevant drawings. Fascia to be supported on timber framework, to be specified by contractor following the removal of the existing shopfront and the exposure of the elevation beneath. Samples of hardwood, marine grade plywood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Fascia and cornices to be finished in exterior grade water-based paint. Colour TBC. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.7	**Soffit (DG1) (CA/1276/23/06)** Provide soffit panel to the recessed entrance (DG1) in hardwood Utile, Sapele or an equivalent timber with moulding details as per relevant drawings. Raised panels to be in hardwood Utile, Sapele or equivalent timber. 75mm thick Celotex GA4000 Insulation Board (or similar) to reach minimum 0.25 W/m2K. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to	

	be provided for approval prior to manufacture. Soffit to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.8	**Recess Side Panel (CA/1276/23/06)** Provide and install a side panel to the recessed entrance (DG1) with moulding details as per relevant drawings. The entire panel is to be constructed in hardwood Utile, Sapele or an equivalent timber and terminate approx. 15mm from ground level. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Side panel to be painted with exterior grade water-based paint with satin finish (Colour TBC). Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.1.9	**Door and Fanlight (DG1 & FG1)** Provide a new single door and openable fanlight above in hardwood Utile, Sapele or equivalent timber. Door to open internally. Refer to drawings for details. Single door and openable fanlight above to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.	
3.1.10	**Ironmongery (DG1 & FG1)** Supply and fix ironmongery to shopfront door (Croft Architectural Ironmongery for referenced items) Door: DG1 Heritage Brass Un lacquered finish, unless otherwise stated; 2 pair of 5-inch brass butt hinges 1 nr ERA 5 lever mortise dead lock to BS3621:1998 1 pair of 12" brass push / pull handles (ref 1654) 1 Yale type cylinder lock and keep with PVD finish 1 nr 12" brass letter plate (ref 1635) with PVD finish 1 nr door closer 1 nr escutcheon 32mm dia (1873)	

	1 nr heavy duty mortice roller catch and keep by Hafele (911.62.393) 1nr 150mm high brass kickplate to run full width of door Fanlight: FG1 1 pair 3" brass butt hinges 1 pair of hopper light restraining arms 1nr latch and keep	
3.1.11	**Glass** All glass to shopfront windows and door is to be toughened safety glass with 12mm minimum thickness; installed in accordance with BS 6206 and BS 6262; to be identified as required. Safety glass is to be Pilkington Optilam - laminated safety glass, thickness TBC by manufacturers dependant on pane size and wind load; glass to be installed using traditional paintable putty, colour appropriate to final paint colour.	
3.1.12	**Code 5 Lead Flashing** Provide new Code 5 lead weathering to fascia cornice. Take up external wall by 100mm min, turn into walling by 25mm min and securely wedge at 300mm cts, and each lap joint, using 25mm min wide lead wedges, fit masking tape to lead to allow for thermal movement and point joint with a well haired lime mortar; turn edge of lead down over front of cornice 25mm min, welt edge and secure in position using 50mm wide x 0.6mm thick copper clips to BS EN 1172:2011.	
3.1.13	**Internal Ceiling** Repair existing ceiling, allowing for installation of new shopfront. Ensure ceiling is fixed securely to ceiling joists, removing any loose dust and debris. New ceiling will need to be installed to accommodate for new shopfront and will need to form bulkhead.	
3.1.14	**Bulkhead** To ceiling internally, form bulkhead around the new shopfront windows and door if required. The new bulkhead finish to match existing ceiling. Note the ceiling bulkhead is not obstructing the new shopfront.	
3.1.15	**Flooring** Internally, existing floor to be extended to new shopfront. Contractor to specify flooring to match existing. Samples of flooring to be approved by SCA and Client prior to fitting.	

3.1.16	**Make Good** Internally make good of all surfaces disturbed by the improvement work and finish off walls and ceilings by plastering them and adding appropriate skirting board if and when required.	
3.1.17	**Internal Decoration** Internally all disturbed areas and new areas to receive an emulsion paint finish as required, decoration to extend to the nearest junction i.e., decorate entire wall/ceiling, do not patch paint small areas); applied in strict accordance with manufacturers written instructions; Colour to be confirmed by Client.	
3.1.18	**Lettering – *to be confirmed*** Supply and install individual sign letters 325mm high in sentence case; 3mm overall thickness including 0.3mm thick aluminium sheet to both sides, with a polyethylene core, both sides to be lacquered with a coloured surface (colour TBC) and a matt surface; letters to be fixed using brass locators which allow the letters to be removed for future maintenance; fixed to timber fascia and evenly spaced as advised by manufacturers written instructions; final font, height and colour TBA prior to manufacture with the Architect and/or Local Planning Authority.	
3.1.19	**1st Floor Wall Infill (CA/1276/23/08)** Following the removal of the existing 1st floor picture window, the remaining opening is to be infilled as per the approved specification shown on drawing CA/1276/23/08. The wall is to meet a minimum U-Value of 0.18 W/m2K. As per the approved drawings, openings are to be created in the wall infill for the proposed hardwood timber sash windows.	
3.1.20	**1st Floor Windows – WF1 & WF2 (CA/1276/23/07)** Following the removal of the existing modern window and the construction of the wall infill, hardwood timber sash windows are to be manufactured and installed in the existing opening. The windows are to be fitted with 12mm slimline conservation double glazing to achieve a minimum U-Value of 1.6 W/m2K. The sash windows are to operate traditionally via the use of lead weights. All windows are required to include trickle vents. Windows are to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Colour TBC. Tikkurila system [Valtti] paint system to be used for all	

	decoration. Samples of hardwood, glazing and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Stone sills to match those at No.23 High Street South are to be provided, installed, and decorated. The Structural Engineer will also be required to confirm the requirement and specification of lintels. These must be historically appropriate and match those existing at No.23. The SCA and CO are to approve any proposed sills and lintels prior to installation.	
3.1.21	**Render** Following the removal of the render material (if deemed possible and approved by the SCA and CO), the masonry elevation is to be finished with an appropriate lime render, mixed, and installed to best practice conservation standards using NHL 3.5 or 5. SCA and CO to approve render mix and method of application prior to undertaking.	
3.1.22	**Rainwater Goods** Following the removal of the existing rainwater goods, the contractor is to supply and install traditional cast iron rainwater goods. This includes a traditional half round gutter running along the top of the elevation and a downpipe. As no downpipe currently exists, the exact position and discharge point will need to be confirmed with the SCA and CO. All new rainwater goods are to be up sized in order to meet current Building Regulations where required. Samples of rainwater goods are to be provided for approval by SCA and CO prior installation.	
3.1.23	**Roof Structure** The existing roof structure does not appear to be compromised, but it is to be inspected by an experienced specialist and any repairs made to the roof structure as required. Specialist contractor to check all abutment and chimney flashings during investigation and confirm the requirement for any repairs/reinstatements. Provisional sum to be included for any repairs/reinstatement required. SCA and CO are to approve extent and method of repairs prior to undertaking.	
3.1.24	**Roof Tiles**	

	The existing roof tiles appear to be in reasonable condition, though they have become stained and dirty. This vegetation growth and staining is to be carefully cleaned from the tiles using the appropriate methods. This cannot include the use of chemicals.	
3.2	**No.23 High Street South**	
3.2.1	**Threshold** Two options have been provided below that will depend on the results of the investigation beneath the existing tiles. Costs are to be provided for both eventualities.	
3.2.1.1	**Threshold (Option 1 – Repair)** Following the removal of the current tiles covering them, the existing steps are to be investigated to ensure they meet with current Building Regulations and are suitable to be retained in accordance with the proposed shopfront design and current Building Regulations. Once inspected and approved by the SCA and CO, they are to be fixed with a stone tread and bullnose finish. Costs are to include for any changes to steps required to fit with amended, splayed recess design.	
3.2.1.2	**Threshold (Option 2 – Reinstate) (CA/1276/23/10)** If the steps are confirmed as beyond repair when the tiles are removed, then they are to be removed in their entirety. Grub up and prepare the sub-base using concrete on graded mesh to accommodate the new threshold to the shopfront, as per relevant drawings. The threshold to DG1 is to be formed of a stepped entrance. Steps to be provided in poured concrete with a stone tread and bullnose finish. Specification of stone TBC following the provision of samples by the contractor for approval by the SCA, CO and Client. All steps to have going of 280mmm to 425mm and rise of 150mm to 170mm and to be consistent throughout flight in accordance with Approved Doc M and DDA requirements.	
3.2.2	**Stall Risers** Two options have been provided below. The final construction will depend on the results of investigation in to the existing structure to determine whether a masonry cavity wall can be supported.	

3.2.2.1	**Option 1 – Masonry Cavity (CA/1276/23/09)** Construct +340mm thick masonry cavity stall risers, fixed appropriately to the existing masonry on either side. Construct +340mm thick masonry cavity riser return to form splayed recessed entrance to DG1. Construct stall riser to proposed shopfront in 100mm 7.3N Ultralite blocks, 90mm almost full-fill Kingspan Kooltherm K106 insulation with 10mm air cavity grading and 100mm 7.3N Ultralite blocks internally. Externally, 25-30mm sandstone panels are to be fixed to the stall riser as per the approved specification and in accordance with manufacturer's instructions. Contractor to provide samples of sandstone for approval prior to supply. Internally the stall riser is to be backed by 12.5mm Gyproc Wallboard, 175x25mm torus skirting board and 3mm plaster skim finish. Refer to drawings for details. The stall riser is to be fitted with 3nr. fully functioning vents as per the approved designs. The Contractor is to specify the vent ductwork and the internal finish. The external vent plates are to be of traditional design and material (TBC by SCA and CO). The stall riser is to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties. Stall riser to achieve a minimum U-Value of 0.18 W/m2K.	
3.2.2.2	**Option 2 – Timber Stud (CA/1276/23/09)** Construct +290mm thick timber stud stall risers, fixed appropriately to the existing masonry on either side. Construct +290mm thick masonry cavity riser return to form splayed recessed entrance to DG1. Construct stall riser to proposed shopfront with 100mm Kingspan Kooltherm K112 insulation between 140x50mm timber studs fixed at 400mm cts maximum, with 40mm cavity on external side. On external face of studs, fit 9mm OSB sheathing board in conjunction with Kingspan Nilvent Breathable Membrane. Additional timber studs form a 50mm highly ventilated cavity with 12.5mm cementitious board and then sandstone panels fitted to finish. Externally, 25-30mm sandstone panels are to be fixed to the stall riser as per the approved specification and in accordance with manufacturer's instructions. Contractor to provide samples of sandstone for approval prior to supply and supplier to confirm method of fixing panels to stall riser. DPM to be fitted between stall riser and ground. Internally the stall riser is to be backed by 37.5mm Kooltherm K118 insulation (including 12.5mm plasterboard finish)	

	175x25mm torus skirting board and 3mm plaster skim finish. Refer to drawings for details. The stall riser is to be fitted with 3nr. fully functioning vents as per the approved designs. The Contractor is to specify the vent ductwork and the internal finish. The external vent plates are to be of traditional design and material (TBC by SCA and CO). The stall riser is to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties. Stall riser to achieve a minimum U-Value of 0.18 W/m2K.	
3.2.3	**Shopfront (CA/1276/23/10)** Following the removal of the existing shopfront and the summary investigation to ensure no historic details remain and the structure is sound; Provide proposed shopfront in hardwood Utile, Sapele or an equivalent timber with new recessed entrances to the shopfront door (DG1) and access door (DG2). Shopfront to have maximum height possible to reinstate the traditional tall shopfront feature. The shopfront frame is to exactly follow the design on the relevant drawings. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Hardwood shopfront to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.2.4	**Timber Stud Walls (CA/1276/23/10)** On either side of the shopfront, provide and install a full height sections of timber stud wall to extend the shopfront from the existing building. Structure to be 130x50mm timber studs fixed at 400mm cts maximum, with 130mm Celotex XR4000 insulation fitted between. Externally walls to be fronted with 12.5mm cementitious boards and then hardwood timber panels (Utile, Sapele or an equivalent timber). Internally walls are to be backed with a VCL and 12.5mm Gyproc Wallboard. This wall needs to achieve a minimum U-Value of 0.26 W/m2K. The timber stud wall on the left-hand side of DG2 does not interact with the internal space and so does not need to be fitted with insulation, cementitious panels or a VCL. The s/w timber studs are to be to the contractor's specification for this section of wall. Full shop drawings by joinery manufacturer are to be provided for	

	approval prior to manufacture. All external hardwood to be painted with exterior grade water-based paint with satin finish. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.2.5	**Pilasters (CA/1276/23/10)** Following the removal of the existing shopfront and the summary investigation to ensure no historic details remain and the structure is sound; Manufacture and install pilasters in hardwood Utile, Sapele or an equivalent timber as per relevant drawings. Pilasters on either side of elevation to be fixed back to the timber stud walls specified in section 3.2.4. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Pilaster bases/pedestals to be provided in sandstone and fixed to existing masonry as per manufacturer's instructions. Exact specification of stone to be approved by SCA and CO prior to installation following provision of samples by contractor. Pilasters to be finished with exterior grade water-based paint. Colour to be agreed with SCA and CO prior to application. Refer to drawings for details. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.2.6	**Fascia and Cornices (CA/1276/23/10)** The contractor is to reinstate profiled cornices above and below the fascia in hardwood Utile, Sapele or an equivalent timber. Provide and install the main fascia in marine grade plywood as per relevant drawings. Fascia to be supported on timber framework, to be specified by contractor following the removal of the existing shopfront and the exposure of the elevation beneath. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Fascia and cornices to be finished in exterior grade water-based paint. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.2.7	**Soffits (DG1 & DG2) (CA/1276/23/06)** Provide soffit panels to the recessed entrances (DG1 & DG2) in hardwood Utile, Sapele or an equivalent timber with moulding	

	details as per relevant drawings. Raised panels to be in hardwood Utile, Sapele or equivalent timber. 75mm thick Celotex GA4000 Insulation Board (or similar) to reach minimum 0.25 W/m2K. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. Soffits to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Tikkurila system [Valtti] paint system to be used for all decoration.	
3.2.8	**Door and Fanlight (DG1 & FG1)** Provide a new single door and openable fanlight above in hardwood Utile, Sapele or equivalent timber. Door to open internally. Refer to drawings for details. Single door and openable fanlight above to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Tikkurila system [Valtti] paint system to be used for all decoration. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.	
3.2.9	**Ironmongery (DG1 & FG1)** Supply and fix ironmongery to shopfront door (Croft Architectural Ironmongery for referenced items) Door: DG1 Heritage Brass Un lacquered finish, unless otherwise stated; 2 pair of 5-inch brass butt hinges 1 nr ERA 5 lever mortise dead lock to BS3621:1998 1 pair of 12" brass push / pull handles (ref 1654) 1 Yale type cylinder lock and keep with PVD finish 1 nr 12" brass letter plate (ref 1635) with PVD finish 1 nr door closer 1 nr escutcheon 32mm dia (1873) 1 nr heavy duty mortice roller catch and keep by Hafele (911.62.393) 1nr 150mm high brass kickplate to run full width of door Fanlight: FG1 1 pair 3" brass butt hinges 1 pair of hopper light restraining arms	

	1nr latch and keep	
3.2.10	**Door and Fanlight (DG2 & FG2)** Provide a new single door and fixed fanlight above in hardwood Utile, Sapele or equivalent timber. Door to open internally. Refer to drawings for details. Single door and openable fanlight above to be painted with exterior grade water-based paint with satin finish. Colour to be agreed with SCA and CO prior to application. Threshold to be provided to DG2. Material to be confirmed by SCA, CO and Client following removal of shopfront and summary investigation. Costs to be provided for stone with bullnose finish as per the approved specification for steps to access DG1. Samples of hardwood and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture.	
3.2.11	**Ironmongery (DG2)** Supply and fix ironmongery to access door (Croft Architectural Ironmongery for referenced items) Door: DG2 Heritage Brass Un lacquered finish, unless otherwise stated; 2 pair of 5-inch brass butt hinges 1 nr ERA 5 lever mortise dead lock to BS3621:1998 1 pair of 12" brass push / pull handles (ref 1654) 1 Yale type cylinder lock and keep with PVD finish 1 nr 12" brass letter plate (ref 1635) with PVD finish 1 nr door closer 1 nr escutcheon 32mm dia (1873) 1 nr heavy duty mortice roller catch and keep by Hafele (911.62.393)	
3.2.12	**Glass** All glass to shopfront windows and doors are to be toughened safety glass with 12mm minimum thickness; installed in accordance with BS 6206 and BS 6262; to be identified as required. Safety glass is to be Pilkington Optilam - laminated safety glass, thickness TBC by manufacturers dependant on pane size and wind load; glass to be installed using traditional paintable putty, colour appropriate to final paint colour.	
3.2.13	**Code 5 Lead Flashing** Provide new Code 5 lead weathering to fascia cornice where required. Take up external wall by 100mm min, turn into walling by 25mm min and securely wedge at 300mm cts, and each lap	

	joint, using 25mm min wide lead wedges, fit masking tape to lead to allow for thermal movement and point joint with a well haired lime mortar; turn edge of lead down over front of cornice 25mm min, welt edge and secure in position using 50mm wide x 0.6mm thick copper clips to BS EN 1172:2011.	
3.2.14	**Internal Ceiling** Repair existing ceiling, allowing for installation of new shopfront. Ensure ceiling is fixed securely to ceiling joists, removing any loose dust and debris. New ceiling will need to be installed to accommodate for new shopfront and will need to form bulkhead.	
3.2.15	**Bulkhead** To ceiling internally, form bulkhead around the new shopfront windows and door if required. The new bulkhead finish to match existing ceiling. Note the ceiling bulkhead is not obstructing the new shopfront.	
3.2.16	**Flooring** Internally, existing floor to be extended to new shopfront. Contractor to specify flooring to match existing. Samples of flooring to be approved by SCA and Client prior to fitting.	
3.2.17	**Make Good** Internally make good of all surfaces disturbed by the improvement work and finish off walls and ceilings by plastering them and adding appropriate skirting board if and when required.	
3.2.18	**Internal Decoration** Internally all disturbed areas and new areas to receive an emulsion paint finish as required, decoration to extend to the nearest junction i.e., decorate entire wall/ceiling, do not patch paint small areas); applied in strict accordance with manufacturers written instructions; Colour to be confirmed by Client.	
3.2.19	**Lettering – *to be confirmed*** Supply and install individual sign letters 400mm high in sentence case; 3mm overall thickness including 0.3mm thick aluminium sheet to both sides, with a polyethylene core, both sides to be lacquered with a coloured surface (colour TBC) and a matt surface; letters to be fixed using brass locators which allow the letters to be removed for future maintenance; fixed to timber fascia and evenly spaced as advised by manufacturers written instructions;	

	final font, height and colour TBA prior to manufacture with the Architect and/or Local Planning Authority.	
3.2.20	**1st Floor Windows – WF3, WF4, WF5, WF6 & WF7** Following the removal of the existing boarding, the SCA and CO are to be contacted to determine the most appropriate course of action. This will include either repairing the existing windows or reinstating traditional windows. Costs are to be provided for both.	
3.2.20.1	**1st Floor Windows – Repair** If the existing windows are deemed appropriate for repair and the existing paintwork has been confirmed as NOT being lead-based, then the existing paint finish is to be cleaned from them. This is to be achieved by lightly sanding by hand. Once the historic paint is revealed (if it still exists) a sample is to be analysed to confirm its specification. Any small areas of damage to the timber are to be filled with an appropriate wood filler based on wood dust and two-part epoxy resin. If a large section of timber is damaged it has to be cut out and a new section of hardwood spliced in that has been cut to match the existing profiles. Any damaged/cracked sections of glazing are to be removed and reinstated with gazing to match the existing specification. This schedule will assume that all windows require a moderate amount of timber and glazing repairs. Following all necessary repairs, the windows are to be re-decorated with a paint finish specified to match the example of historic paint that was sent for analysis, if any was found beneath the existing paint finish. The colour is TBC by the Specialist Conservation Architect and Conservation Officer. The stone sills beneath the windows appear to be suffering from paint in poor repair. This is to be carefully cleaned from each example and the material beneath inspected for damage. Following any repairs each sill is to be redecorated with paint specified to match any historic finish.	
3.2.20.2	**1st Floor Windows – Reinstatement (CA/1276/23/07)** If the existing windows are beyond repair, then they are to be removed and hardwood timber sash windows are to be manufactured and installed in their place. The windows are to be fitted with 12mm slimline conservation double glazing to achieve a minimum U-Value of 1.6 W/m2K. The sash windows are to operate traditionally via the use of lead weights. All windows are required to include trickle vents. Windows are to be painted with exterior grade water-based paint with satin finish. Colour to be	

	agreed with SCA and CO prior to application. Colour TBC. Tikkurila system [Valtti] paint system to be used for all decoration. Samples of hardwood, glazing and individual historic profiles at 1:1 scale are to be provided for approval by SCA and CO prior to manufacture. Full shop drawings by joinery manufacturer are to be provided for approval prior to manufacture. The stone sills beneath the windows appear to be suffering from paint in poor repair. This is to be carefully cleaned from each example and the material beneath inspected for damage. Following any repairs each sill is to be redecorated with paint specified to match any historic finish.	
3.2.21	**Existing Masonry – Main Elevation** The masonry elevation above the shopfront appears to be in a reasonable condition, however an allowance is to be made for a reasonable amount of cleaning. This is to be completed using an approved method, without the use of chemicals and with the approval of the SCA and CO.	
3.2.22	**Lime Mortar Pointing – Main Elevation** The elevation is to be inspected for any damaged sections of lime mortar pointing. If possible, the composition of the existing lime mortar is to be confirmed and approved by the SCA and CO prior to undertaking any works, and any proposed repointing is to be completed using the same composition. If the composition cannot be identified then refer to the approved mix specified in section 0.2. Any areas identified are to be re-pointed using an appropriate lime mortar. SCA and CO to approve the extent of repairs and sample of lime mortar composition/mix prior to undertaking.	
3.2.23	**Rainwater Goods** Following the removal of the existing rainwater goods, the contractor is to supply and install traditional cast iron rainwater goods. This includes a traditional half round gutter running along the top of the elevation and a downpipe. The contractor will be responsible for ensuring the downpipe discharges correctly. All new rainwater goods are to be up sized in order to meet current Building Regulations where required. Samples of rainwater goods are to be provided for approval by SCA and CO prior installation.	

3.2.24	**Roof Structure** The existing roof structure appears to be compromised, as evidenced by wavering in the roof slope. This is to be inspected by an experienced specialist and any repairs made to the roof structure as required. Specialist contractor to check all abutment and chimney flashings during investigation and confirm the requirement for any repairs/reinstatements. Provisional sum to be included for any repairs/reinstatement required. SCA and CO are to approve extent and method of repairs prior to undertaking.	
3.2.25	**Roof Tiles** The existing roof tiles appear to be in reasonable condition, though they have become stained and dirty. This vegetation growth and staining is to be carefully cleaned from the tiles using the appropriate methods. This cannot include the use of chemicals. Any missing/damaged tiles are to be reinstated as required with tiles to match the existing. Samples to be provided for approval prior to installation.	
3.2.26	**Chimney** The missing chimney pots are to be reinstated and fixed in place as appropriate. Sample pot is to be provided for approval prior to fixing. The chimney is also to be inspected for any damaged sections of lime mortar pointing. If possible, the composition of the existing lime mortar is to be confirmed and approved by the SCA and CO prior to undertaking any works, and any proposed repointing is to be completed using the same composition. If the composition cannot be identified then refer to the approved mix specified in section 0.2. Any areas identified are to be re-pointed using an appropriate lime mortar as per the approved specifications. SCA and CO to approve the extent of repairs and lime mortar composition/mix prior to undertaking.	

Reinstatement of Ground Floor Shopfronts, First Floor Windows and the Repair and Reinstatement of Various Historic Architectural Features

at

No.21-23 High Street South
Dunstable
LU6 3SA

PART D

TENDER SUMMARY

		TENDER SUMMARY	Unit cost (£) (.p)
PART A		PRELIMINARIES AND GENERAL CONDITION	
PART B		GENERAL SPECIFICATIONS FOR WORK PACKAGES	
PART C		SCHEDULE OF WORKS	
1.0		HOARDING	
2.0		DEMOLITIONS	
	2.1	No.21 High Street South	
	2.2	No.23 High Street South	
3.0		CONSTRUCTIONS	
	3.1	No.21 High Street South	
	3.2	No.23 High Street South	
4.0		Sub Total (Inc' Constructions, Demolitions, Prelims & Hoarding)	
		Total – Tender Value (£) Exclusive of any VAT	
		Total (with VAT) (£)	
		Contingency (10% of item 4.0)	

A lead time and proposed programme must be supplied in conjunction with this tender return.

SCHEDULE OF RATES	**£/hr**	**£/day**
LABOUR		
The Contractor is to state here the following labour rates;		
Ground Worker		
Steelworker		
Roofer - Tiling		
Lead Worker		
Brick/Block Layer		
Stonemason		
Carpenter		
Joiner		
Plasterer		
Tiler		
Painter & Decorator		
Plumber		
Electrician		
Drain Layer		
Paver		
Labourer		
Others (specify)		