

Revised Price

Jefferson House, Basil Street London, SW3

£

PART III

KILLEY & GAYFORD LTD
30 RADFORD WAY
BILLERICAY
ESSEX CM12 0DA

The work below comprises the required refurbishment and repairs, including services, to be carried out at Jefferson House. During this part the roof and other parts of the building may be described as being bays 1, 2, 3, 4 as if from left to right of the building looking at the front elevation.

3.00 ROOF COVERING

3.01 The roof at Jefferson House is of mansard construction with the front and rear slopes covered with a combination of natural, manmade slate and plain clay tiles. The top of the roof has an asphalt covering; in 4 bays all require re-covering.

3.02 Allow to provide a temporary, weather-tight covering (i.e. a "tin roof") to cover all areas of the existing roof to ensure that no water etc. enters the building during re-roofing.

3.03 Allow to provide adequate scaffolding (alarmed and with side shields) necessary for all roofing and other works. (Scaffolding to comply with all Acts and regulations specified in Part I (1.48) of this Specification.)

3.04 Allow to fix and provide a safe hoist during the works.

3.05 Strip off asphalt roof and dispose of from site.

3.06 Strip off all boarding beneath asphalt covering and dispose of from site.

New roof boarding

3.07 Make an allowance to renew/repair/replace/fix/supply 25% of structural timbers and associated ceilings of the existing roof.

Included in Preliminaries

E.W.I.

1,196.00
8,970.00

prov sum ~~7,500.00~~ 3,500

CARRIED TO COLLECTION £ ~~17,666.00~~ 13,666

- 3.08 Allow to remove, supply and fix all lead flashings associated with the roof and junction details. E.W.I.
- 3.09 Provide and fix a Kingspan Thermaroom TR22 to the manufacturer's specification. Product thickness to be 100mm to comply with Part L of the Building Regulations.)
 Kingspan Insulation Limited)
 Pembridge)
 Leominster)
 Herefordshire HR6 9LA)
 Tel: 0800 610061)
 01544 388601)
 Fax: 01544 388888)
 Email: general_enquiries@kil.kingspan.co.uk)
 Ensure fall of finished roof complies to BS6229 (1982) with a uniform fall greater than 1" in 80.) 11,800.00
- 3.10 Allow to fix and supply a two coat asphalt covering on loose laid sheeting felt, as specified by Kingspan. To be at least 20mm thick in accordance with C.P.144 Part 4.)
- 3.11 Allow to provide and fix all mastic asphalt leg support for creating upstands to be covered by the new lead cover flashings to be installed.)
- 3.12 *The roof insulation shall be Kingspan Thermaroom TR22 comprising 100mm thick CFC/HCFC – free rigid urethane and 20mm thick cork facing autohesively bonded to the insulation core with armature during manufacture to BSEN/ISO 9002:1994 by Kingspan Insulation Ltd and shall be applied in accordance with the instructions issued by them.*)
- 3.13 Remove old defective perspex roof light and replace/fix with similar unit with UV resistant perspex and new surround. 340.00
- 3.14 Make an allowance to remove all pigeon netting and

CARRIED TO COLLECTION £ 12,140.00

KILLEY & GAYFORD LT
 30 RADFORD WAY
 MILLERICAY
 ESSEX CM12 0DA

Jefferson House, Basil Street London, SW3

Any roof covering that is removed should be provided with 2" of rigid urethane insulation and re-felted before re-covering, ensuring an air gap of at least 2" remains.

3.21 Allow to recover all bay window and any small roof sections/projections is code 4 lead including installing insulation and ventilation to all and associated repairs etc.

E.W.I.

4.0 PARAPET/PARTY WALLS

4.01 Allow to repair parapet and party walls as laid out in the Schedule of Condition:)

Sec - 1.07)
 3.04)
 4.03)
 5.03)

840.00

All pointing repairs to be carried out in a gauged mortar.)

All bricks to match the existing - well red burnt clay facing bricks.)

Allow for improving flashing details to lead in all areas, correctly detailed and fixed to allow adequately for thermal movement. (Refer to Section II must be at least code 4 or 5).)

E.W.I.

5.00 PLANT ROOM ABOVE MAIN FLAT ROOF

5.01 Allow to strip off asphalt roof, overhaul/replace decking beneath and then apply/fix two coats of asphalt (min 20mm thick with fall of at least 1" in 40"). Allow also to replace all flashing details and to overhaul parapets including repointing and providing a DPC.

2,264.00

5.02 Remove redundant satellite dish and make good fixing holes to brickwork. Dispose of all unwanted materials/waste.

65.00

Re-site existing T.V. Aerials

660.00

5.03 Remove all redundant pipework and dispose of. Make good

95.00

CARRIED TO COLLECTION £ 3,924.00

Jefferson House, Basil Street London, SW3

WALBY & GAYFORD LTD
30 RADFORD WAY
BILLERICAY
ESSEX CM12 0DA

all holes to brickwork.

5.04	With regard to the party wall parapet upstand between bays 2 and 3 adjacent to the plant room there is a flue which is poorly capped off, with wires to satellite dishes going down the flues. Allow to remove excess flue ducting and make good with a ventilated cap, fully fitted and secured in mortar.	87.00
5.05	Plant roof door and surround: Allow to repair damage as specified in the Schedule of Condition (Sec 6.00) - provide and fix new lockable security door to plant room with a 5 lever security lock.	460.00
5.06	Supply and fit floorboard of tank room to the right hand side to match existing and renovate any floorboards throughout.	175.00
5.07	Tank room light: Provide new light fitting and fix. Dispose of existing fitting, make good all surrounding cables.	110.00
5.08	Reposition and securely fix loose polystyrene insulation board within the tank room as necessary.	65.00
6.01	<u>BOILER ROOM AND REAR STORAGE ROOM</u>	
6.01	Boiler flue damaged. Allow to remove and replace boiler flue, ensuring all seals and fixings are efficient.	E.W.I.
6.02	Remove all moss, stone chippings and any debris on the boiler room and storage room roof. Thoroughly clean roof covering and replace with a solar reflective paint finish.	240.00
7.00	<u>BAY ONE WALL ELEVATIONS</u>	
7.01	Carefully cut out spalled brickwork beneath coping stone to brick arch and either side of the window to top floor flat. Replace brickwork that has been removed with matching red clay bricks and repoint in a matching lime gauged mortar.	1,260.00

CARRIED TO COLLECTION £ 2,397.00

Jefferson House, Basil Street London, SW3

- 7.02 (Front elevation.) Carefully cut out and replace all spalled brickwork and pointing as previously described. Re-line top of parapet to rainwater outlet.)
- 7.03 (Front elevation.) Cut out all spalled brickwork to the right hand side of the bay and replace with suitable matching red clay bricks and a lime gauged mortar to match.)
 Allow to remove, hack off all defective render and repair as necessary.)
- 7.04 Bay One, 2nd/3rd floors (front elevation). Carefully cut out and replace all spalled/damaged bricks as previously described. Carefully remove damaged lead flashing above cornice and replace to match the existing.)
- 7.05 Bay One 2nd/3rd floors (front elevation). Carefully remove and replace all spalled brickwork, repainted brickwork and defective brickwork caused by the defective rainwater downpipe and replace in new, matching red clay bricks and lime pointing.) 12,800.00
- 7.06 (Front elevation.) Original party wall junction between bay one and bay two fourth floor: Hack off defective render and replace to match, replace coping stones ensuring a flexible bituminous DPC is incorporated with a drip detail at least 2" (50mm) from the wall.)
- 7.07 Bay One (Rear elevation): Allow to cut out any defective/spalled brickwork and hack out any defective mortar and renew as necessary (sec Schedule of Condition, Sec. 27.04).)

8.00 BAY TWO/WALL ELEVATIONS

8.01 Allow to cut out all spalled/defective brickwork and pointing on the front and rear elevations of bay two and outlined in the Schedule of Condition:

Sec -	10.00		540.00
	10.01	<u>20Sqm</u>	

CARRIED TO COLLECTION £ 13,340.00

- 10.02)
- 10.03)
- 10.04)
- 14.00)
- 14.01)
- 14.02)
- 16.00)

E.W.I.

Allow to replace all defective and spalled brickwork and pointing, including improving parapet detail as previously specified.

9.0 **BAY 3 (FRONT & REAR WALL ELEVATIONS)**

9.01 Allow to carefully cut out and replace all defective and spalled brickwork and pointing, as laid out in the Schedule of Condition:

- Sec - 11.00)
- 11.01)
- 11.02)
- 11.03)
- 11.04)
- 11.05)
- 11.06)
- 13.00)
- 13.01)
- 15.00)

540.00

All replacement brickwork is to comprise matching red clay facing bricks and matching lime gauged mortar. 20 SqM

10.0 **BAY FOUR (FRONT & REAR WALL ELEVATIONS)**

10.01 Allow to carefully cut out and replace all defective and spalled brickwork and pointing as laid out in the Schedule of Condition: 20 SqM

540.00

Sec - 12.00

CARRIED TO COLLECTION £ 1,080.00

Jefferson House, Basil Street London, SW3

KELLY & GAYFORD LTD
30 RADFORD WAY
BILLERICA
ESSEX CM12 0DA

12.01
12.02
12.03

Also allow for repairs/replacement of any defective and spalled brickwork to the rear elevation walls.

E.W.I.

11.0 **EXTERNAL RENDER ALL BAYS**

11.01 All render externally has been painted with a textured masonry paint. Allow to carefully strip all masonry paint as laid out in Section II of this Specification. Make good all rendered surfaces and redecorate in a suitable, smooth masonry paint approved by the local Conservation Officer.

E.W.I.

11.02 Allow to clean all external brickwork carefully with wire brush and high pressure hose to remove all staining and signs of pollution - Repair as necessary during this process.
Provisional sum for repairs

2,900.00
~~Prov Sum 1,000.00~~

12.0 **EXTERNAL JOINERY**

12.01 Allow to completely refurbish all windows, ensuring all defective/rotten cills and frame woodwork etc is cut out and replaced, incorporating an adequate drip detail. All windows must operate correctly after refurbishment, be of perfect decorative finish and be fully draught-proofed with either S.W internal window brushes or good quality rubber gaskets cut into the frames.

17,634.30

NB All windows and doors must be refurbished to a high standard with a perfect paint finish, if this includes removal of all paint then this must be undertaken with the utmost care and attention to detail.

Also, carry out all repairs laid out in the Schedule of Condition:

Sec -	11.07	25.00	Repair Works		
	19.00	25.01	Provisional Sum	Prov Sum	10,000.00
	20.00	25.02			

CARRIED TO COLLECTION £ 31,534.30
30,534.30

	21.00	25.03	
	22.00	25.04	
	23.00	26.00	
	24.00	26.01	
	24.01	26.02	
	24.02	26.03	
	24.03	26.04	
	24.04	26.05	
12.02	Completely overhaul and redecorate both external front elevation doors, as specified in the Schedule of Condition:		224.00
	Sec - 26.04		
	26.08		
12.03	Allow for removing unsightly entry phone and video units. Allow for replacing all ironmongery in a Victorian style. Allow for hiding all exposed wires into door frames and making good.		335.00
12.04	Allow for stripping down, brushing down and redecorating the wrought iron railings surrounding Jefferson House (including entrance railings).		E.W.I.
12.05	Carefully hack off loose render to the dwarf wall beneath railings and repair/re-render and decorate with a smooth masonry paint.		300.00
12.06	Front elevation entrance steps: Allow to remove asphalt finish, carry out any necessary repairs and re-asphalt with two coats (at least 20mm thick when completed).		E.W.I.
12.07	Carefully remove the defective lower ground (front elevation, left hand side light well) door, dispose of door and frame. Provide and install new frame, cill, DPC, all ironmongery, five lever deadlock and decoration.		748.00
12.08	Hack off render to the front, left hand side light well. Carefully remove mirrors and surrounds and store for reuse. Repair wall, re-render wall in two coats and decorate with a smooth masonry paint, reinstate mirrors and surrounds.		615.00
13.0	<u>OTHER EXTERNAL MATTERS</u>		
	All External Redecorations		19,925.00
	CARRIED TO COLLECTION £		<hr/>
			22,147.00

13.01	Allow to supply and install C.C.T.V cameras, three externally and two internally to include video player and monitoring system at the porters desk.	E.W.I.
13.02	Allow for stripping down, brushing down and redecorating the wrought iron railings etc surrounding Jefferson House (including entrance railings and the rear external stairs).	E.W.I.
13.03	Carefully hack off loose render to the dwarf wall beneath railings and repair/re-render and decorate with a smooth masonry paint.	E.W.I.
13.04	Front elevation entrance steps: Allow to remove asphalt finish, carry out any necessary repairs and re-asphalt with two coats (at least 20,, thick when completed)	1,620.00
13.05	Carefully remove the defective lower ground (front elevation, left hand side light well) door, dispose of door and frame. Provide and install new frame, cill, DPC, all ironmongery, five lever deadlock and decoration.	748.00
13.06	Hack off render to the front, left hand side light well. Carefully remove mirrors and surrounds and store for reuse. Repair wall, re-render wall in two coats and decorate with a smooth masonry paint, reinstate mirrors and surrounds.	E.W.I.
13.07	Allow to renovate the external pipes to the plant room. This is to include removal and disposal of existing lagging, removal or corrosion, painting pipes in oxide paint and relagging with new insulation similar in style and colour to the existing.	E.W.I.
13.08	Allow to supply and fix five lever mortice deadlocks to the rear gates and refuse store.	136.00
13.09	Allow a P.C Sum of £1,500 to provide bespoke plant containers and plants to be chained/secured to the building on the front elevation upon the ground level asphalt covered sections.	<div style="border: 1px solid black; padding: 2px; display: inline-block;">PC SUM £1,500</div>
13.10	Allow to remove all external ventilation grills fixed into windows and replace glass with 4m window glass, to include all associated works (bendy, decoration etc).	96.00

CARRIED TO COLLECTION £ ~~4,100.00~~
1852.00

Jefferson House, Basil Street London, SW3

KILLEY & SAYFORD
30 RADFORD WAY
BILLEHICAY
ESSEX CM12 0DA

14.0 INTERNAL COMMON AREAS

14.01 Bay Four

- 14.02 Fourth floor landing: Hack off all defective plaster and renew, ensuring reading for redecoration. 140.00
- 14.03 Fourth floor landing: Roof access ladder requires re-securing to walls. Provide new rawl bolts, repair and secure ladder. 48.00
- 14.04 First floor: Hack off defective plaster and renew in preparation for redecoration. 140.00

14.05 Bay Two

- 14.06 Lower ground floor (under step storage cupboard): Damp penetration is occurring in this area. Allow for a new damp-proof course to be physically or chemically injected and all associated replastering and tanking to be undertaken. Ensure Client provided with a 30-year transferable and valid, backed-up guarantee for damp-proofing work undertaken. Provisional Sum 2,000.00
Prov Sum ~~10,000.00~~

14.07 Bays 1, 2, 3, 4

- 14.08 Allow to carry out a thorough preparation of all communal areas in readiness for redecoration. (To include removing all surface mounted cover plates, making safe wiring and filling, 21 in total). This shall also include removal of all wallpaper and making good walls below. E.W.I.
- 14.09 Allow to carry out preparation to all doors, skirtings, dado rails, stair balustrading and any other woodwork or plaster cornices. E.W.I.

- 14.10 Allow a PC SUM of £20,000 to provide a new Porter's entrance desk and specialist redecoration of the main reception area (removal of existing mirrors, paper etc. to be

~~PC SUM £20,000~~

CARRIED TO COLLECTION £ ~~30,328.00~~
2,328.00

allowed for in 14.08).

14.11	Allow to redecorate after first re-papering all walls, ceilings and stairwells within the common areas. Redecoration will include Farrow and Ball paints of the Client's choice. Contractor shall set up a display board of three differing colour schemes for a period of six weeks to assist in colour selections. (Redecoration is to include all walls, ceilings, woodwork, doors, stairwells, cornices, dado rails etc., i.e. all surfaces within the common areas.)		18,315.00 15,000.00
14.12	Allow to lift up and dispose of all carpets in the common areas and stairwells. Allow £40/M ² for carpet and fixing.		640.00
14.13	PC Sum for S & F Allow to lift and screw down floorboards within the common areas as necessary to prevent them from squeaking and replace where necessary in co-operation with contract administrator. (Allow for 10% replacement throughout).		12,000.00
		Prov Sum	800.00
14.14	Allow to completely remove and replace all light fittings within the common areas. Dispose of all unwanted fittings, ensure insulation complies with IEE regulation 16.		E.W.I.
14.15	Provide and install one flush ceiling mounted, electrical air conditioning unit/heater to the main entrance lobby able to maintain this area to a comfortable temperature - compressor can be located in basement light well.		E.W.I.
14.16	Allow for providing and installing mechanical ventilation to all other communal areas. (Please see Service Engineer's report.)		E.W.I.
14.17	Allow to completely reinstall Caretaker's/Porter's WC and wash-hand basin, ensuring correct connections. (Renew fittings and fixtures as necessary.)	Prov Sum	200.00
14.18	Carefully remove the Caretaker's/Porter's cloakroom floor covering and supply and fit a vinyl, non-slip floor covering.		168.00
14.19	Completely redecorate the Porter's cloakroom and renew tiled splashbacks as necessary.		80.00
14.20	With concern to the internal fire doors: Replace all swing		
CARRIED TO COLLECTION £			32,203.00 28,888.00

15.02	Once the area is deemed, approved and certified safe the Contractor will replace the ceiling with 2 x 9.5mm thick plasterboard and a plaster skim coat.	660.00
-------	---	--------

16.0 SERVICES

16.01	Once all repairs and renewals are completed to the services the Contractor is to provide relevant Test Certificates and Certification to all services for the benefit of the Managing Agents/Client.	
-------	--	--

16.02 Gas

16.03 The Contractor is to:

- | | | |
|--|---|--------|
| | (i) Provide a line diagram of the gas installation and wall mount in the boiler room. | 130.00 |
| | (ii) Remove all obstructions from the area of the gas meter and stopcock and dispose of as necessary. | |
| | (iii) Identify and label the gas service pipe. | 220.00 |

16.04 Water

16.05 The Contractor is to:

- | | | |
|--|---|-------------|
| | (i) Provide a line diagram of the incoming mains, stop valve location and distribution pipework, together with fixtures and fittings within the common area. | 190.00 |
| | (ii) Insulate all mains cold water service pipework within the boiler room and to all accessible distribution pipework within the building and vaults that is accessible. | PC. 1200.00 |
| | (iii) Renew the incoming mains Isolation Valve and all associated work. | 245.00 |

CARRIED TO COLLECTION £

~~660.00~~
2645.00

16.06 Central Heating Installation

16.07 The Contractor is to:

- (i) Remove and replace with new the boiler plant and all associated pipework.
- (ii) Overhaul the flue system (NB: top section already allowed for). Install an air flow switch.
- (iii) Remove all redundant cold feed and open vent pipes and dispose of same, making good as necessary.
- (iv) Overhaul/refurbish/replace all primary heating pipework, to include identifying, labelling and valve replacement.
- (v) Renew/replace the four circulating pumps and any associated works.
- (vi) Totally overhaul/replace all radiators and valves in the common areas. To include upgrading one valve per radiator to a TRV and all decoration.
- (vii) Install and introduce a corrosion inhibitor into the system and clearly mark F and E tanks.
- (viii) Provide a schematic line diagram of all the primary heating services in the boiler plant room.
- (ix) Once completed the contractor must ensure that the system operates efficiently enough to heat all parts of the building efficiently.
- (x) Allow to relocate the Communal area thermostat to the most exposed location so as to operate correctly. (Currently they are located in a light well and are not operating the system efficiently or correctly).
- (xi) Allow to replace/renew all isolation valves to each flat/suite throughout and ensure they operate correctly. (Valves are located inside individual suites).

Nil

~~E.W.I.~~

22,365.00

CARRIED TO COLLECTION £

~~0.00~~
22,365.00

Jefferson House, Basil Street London, SW3

KILLBY & GAYFOP
30 RADFORD WAY
BILLERICAY
ESSEX CM12 0DA
£

16.08	<u>Cold Water Down Services</u>)	
16.09	The Contractor is to provide a schematic line diagram of the cold water down services and all associated equipment and their locations.	)	620.00
16.10	<u>Hot Water Services</u>)	
16.11	With regard to details in the Service Engineer's report, the Contractor is to:)	
	(i) Refurbish/replace all defective pipe and cylinder insulation.	)	1920.00
	(ii) Renew/replace all defective valves.	)	PC.1000.00
	(iii) Descale the internal surfaces of each cylinder.	)	2820.00
	(iv) Renew/replace HWS secondary pumps.	)	3200.00
	(v) Complete a full service sterilisation.	)	18.00.00 P.W.F.
	(vi) Overhaul pipework, removing all surface corrosion and protecting with a red oxide paint of at least two coats.	)	320.00
	(vii) Provide two full system schematic diagrams and valve chart, one for the boiler plant room, the other for the Client.	)	450.00
	(viii) Label and identify clearly all pipework and valves.	)	220.00
16.12	<u>Mechanical Ventilation</u>)	
16.13	The Contractor shall:)	
	(i) Remove all redundant systems of ventilation plant and ductwork and dispose of.	)	300.00
	(ii) Refer to sections 14.15 and 14.16 on Other Internal Matters with regard to providing ventilation heating within the common areas.)	

CARRIED TO COLLECTION £ ~~0.00~~

~~12,350.00~~
12,650.00

16.14 **Heating and HWS Control**

16.15 With regard to the Service Engineer's report, the Contractor is to:

- (i) Rationalise these controls and associated fittings into a central control panel. This shall include:
 - (a) Removal of all existing controls and disposal of those not being reused.
 - (b) Boiler plant.
 - (c) Flux dilution system
 - (d) Pressurisation set
 - (e) HWS primary pumps 1 & 2
 - (f) HWS secondary pumps 1 & 2
 - (g) Heating pumps 1 & 2

15,225.00

~~All mechanical works 87,074.00~~
~~ATT & DWIC 2,750.00~~

16.16 **Other Service Matters**

2,750.00

16.17 The Contractor is to carry out all works recommended in Section 2.8 of the Service Engineer's report. (This is to include renewal of the plant room Access doors to be replaced in flush hinge opening doors with deadlocks to include new frames and all fixing and supplying).

16.18 **Electrical**

16.19 The Contractor is to allow for the following works to be completed:

- (i) An Electrical Test and Certification in accordance with IEE Regulations.
- (ii) PC Sum of £5,000 for remedial work required following IEE test.
- (iii) To remove and then provide new and suitable cupboards and doors to house the electrical service installations at basement, ground, 1st and 2nd floors.

PC Sum £5,000

2,560.00

CARRIED TO COLLECTION £ ~~97,384.00~~

~~7,560.00~~

~~22,975.00~~

25,535.00

- (iv) Reconfigure and tidy the ground, 1st and 2nd floor riser cupboards.)
- (v) Change/renew the distribution boards to a modern MCB RCCB pattern.)
- (vi) Provide equipotential bonding to all gas and water services in accordance with IEE Regulations.)
- (vii) Provide supplementary equipotential bonding to all water services within each of the flats.)
 All electrical works) 45,475.00
 Attendance & BWIC) 1,886.87
- (viii) Allow to rewire all communal area and landlords circuits throughout. (To include replacing all fittings in plastic and also brass on ground entrance floor).)
- (ix) Allow to remove existing lighting throughout all communal areas and replace with low voltage downlighter (each to have its own transformer). To be spaced approximately 1m apart, allow for extra in communal Entrance lobbies and porters desk. To include all associated work, wiring, switching and fixing.)
- (x) Allow to supply and fix (including all wiring, earthing and RCD protection) three external double rubber covered double power points to the front lower ground light wells (ie - one point/lightwell).)
- (xi) Ensure that all wiring throughout the communal areas is concealed and chased into walls/ceilings, this includes existing and new telephone, CCTV wires and similar, as well as all associated works.)

CARRIED TO COLLECTION £ 47,361.87

- (xii) Allow to supply, fix and install three floor mounted double power points to the porters desk area covered with flush aluminium plates whilst not in use. (To include all associated works and wiring).
- (xiii) Allow to relocate all existing and new communal areas controls to the porters desk as necessary.

16.20 **Electrical Distribution**

16.21 With full regard to the Service Engineer's report, the Contractor is to carry out the following:

- (i) Relocate the boiler distribution board and all associated work.
- (ii) Relocate 2nd floor Landlord distribution board and all associated work.
- (iii) Rewire all sub-main circuits from Landlord's switch gear to Landlord's distribution boards.
- (iv) Rewire all flat sub-main circuits switch gear to the flats (except 32-35 inclusive).
- (v) Tidy the sub-main cables to flats 32-35 inclusive.
- (vi) Change all distribution boards to RCCB MCB boards and all associated work.
- (vii) Rewire all Landlord's sub-circuits throughout.
- (viii) Provide and install an emergency lighting system to all common areas and store cupboards, Caretaker's WC etc.
- (ix) Replacement of Landlord's lighting systems throughout.

E.W.I.

16.22 **Fire Alarm**

16.23 Allow a PC Sum of £23,500 to install a fire alarm system throughout the building. (To include smoke detectors,

~~PC Sum £23,500~~

CARRIED TO COLLECTION £ ~~23,500.00~~

Jefferson House, Basil Street London, SW3

KILBY & GAYFORD LTD
30 RADFORD WAY
BILLERICAY
ESSEX CM12 0DA

emergency lighting and talking alarm).

16.24 The Contractor is to make an allowance for attendance on the fire alarm sub-contractor. ~~600.00~~

16.25 **Lift Installation**

16.26 The Contractor is to (with full regard to J. Bashford & Associates recommendations in the Service Engineer's report) allow to carry out a major refurbishment and replacement of the lift, shaft and all associated equipment, supplies and decorations. Provisional Sum Prov Sum ~~60,000.00~~

Once installed, the new lift must comply with SA Fed Guidelines 1998, and Part M2 of the Building Regulations 1999 or obtain concession from Building Control Officer.
Attendance and BWIC 2,217.50
10% overheads & profit 2,951.75

17.0 **DRAINAGE**

17.01 The Contractor is to allow for carrying out a CCTV scan of the foul water drains throughout. 850.00

17.02 Allow to fit "rat flats" to all accessible pipework to prevent infestation of the foul water pipework by rodents. 240.00

17.03 Allow a PC Sum of £15,000 to carry out any necessary repairs to the drainage system uncovered by the CCTV scan. ~~PC SUM £15,000~~
5000.00

CARRIED TO COLLECTION £ ~~78,907.50~~
35,607.50

SCHEDULE OF CONTINGENCY

PROVISIONAL & PC SUMS

*The below listed sums are provided for the assistance of the Contractor
but should be included within each section as specified*

Sec I	P.C. Sum Contingency Sum	£50,000
Sec III	P.C. Sum 14.10 Porters Desk & Entrance enhancements	£20,000
	P.C. Sum 13.09 External planters	£1,500
	P.C. Sum 16.23 Fire alarm	£23,500
	P.C. Sum 17.03 Drainage repairs uncovered by CCTV Scan	£15,000

GRAND TOTAL

£110,000

KILBY & GAYFORD LTD
 30 RADFORD WAY
 BILLERICAY
 ESSEX CM12 0DA

SUMMARY OF TENDER

General refurbishment and repair to the external fabric and common areas of
 Jefferson House

TOTAL COST OF BUILDING WORK

312,011.75
~~£ 564,467.00.....~~

Part I	Contingency Sum	£50,000	
Part II	Preliminaries	£ 58,085 40,000	
Part III		£ 456,382.00	312,011.25
			269,080
			402,011.7
		£ 564,467.00	359,080
		=====	

Sec 3.00-3.20	Roof covering	£ 51 329.33
Sec 4.00-4.01	Parapet Party Walls	£ 840.00
Sec 5.00- 5.02	Plant Room	£ 4221.00
Sec 7.00-7.07	Bay One	£ 14060.00
Sec 8.00-8.01	Bay Two	£ 540.00
Sec 9.00-9.01	Bay Three	£ 540.00
Sec 10.00-10.01	Bay Four	£ 540.00
Sec 11.00-11.01	External render	£ 29 00.00
Sec 12.00-12.03	External joinery	£ 29856.30
Sec 13.00-13.10	External Other	£ 21777.00
Sec 14.00-14.24	Internal Common Areas	£ 34 946.00
Sec 15.00-15.02	Asbestos Removal	£ 2 006.00
Sec 16.00-16.26	Services	£ 99436.37 142,366.
Sec 17.00-17.03	Drainage	£ 6090.00

+ increase of 6% 6.45%
 £427,941.50 ~~£380624.8~~

KILBY & GAYFORD LTD
 30 RADFORD WAY
 BILLERICAY
 ESSEX CM12 0DA

Ms Noelle K-Dit-Rawe
3 Jefferson House
11 Basil Street
London SW3 1AX

17 July 2003

Dear Madam

Steel Services Limited v Yourself & Others
Claim number: WL203537
Flat 3, Jefferson House, Basil Street London SW1

We enclose copy of letters we have today sent to the Court and the LVT.

We also enclose copy of the revised Account showing how the reduced sum was calculated.

We also take this opportunity to repeat our offer to attend a round table meeting in an effort to resolve this matter. !!

Yours faithfully



CKFT
Enc

CC – District Judge Wright & Client