

**Moneybarn - New Mint House****Landlord/Tenant work categories**

Version 1 04.09.18

Ref	Description	External works	Cat A	Cat B
<b>1.00</b>	<b>Demolitions, alterations and stripping out:</b>			
1.01	Strip out all redundant previous tenants fixtures, fittings, floor wall and ceiling finishes, partitions, access control systems, full M&E installations (except to toilet areas) and leave the building ready to receive the tenants Cat B works		✓	
1.02	Allow to take down existing brickwork to allow for new window openings to ground floor		✓	
1.03	Allow to take down existing louvres to allow for new windows on first floor		✓	
1.04	Allow to take down existing roller shutter door to new front entrance		✓	
1.05	Allow to take down existing blockwork to form new entrance		✓	
1.06	Allow to take down existing internal walls where necessary for new door positions (Inc walls to vault)		✓	
1.07	Allow to remove existing window film		✓	
<b>2.00</b>	<b>Raised Access Flooring &amp; Making Up Floor Levels :</b>			
2.01	Allow to clean and apply PVA dust inhibitor to all subfloors		✓	
2.02	Supply and install BG3 600x600x30mm second user steel encapsulated gravity lay flooring system on M/Range pedestals to a finished floor height of 150mm and 8nr ramps as per drawing AL09_A Ground Floor RAF Layout & AL10_A First Floor RAF Layout		✓	
2.03	<i>Option cost: Please allow an extra over for new pans if required</i>		✓	
2.04	Allow to cut out floor grommets to pans		✓	
2.05	Allow to supply and install new heavy grade access flooring to comms room with integrated Polyflor anti-static vinyl flooring Allow to level out slab flooring in core areas after stripout		✓	✓
2.06	Supply and install acoustic & fire barrier in floor void between slab and new raised access flooring to create fire separation & under partition cross walls only		✓	
<b>3.00</b>	<b>Floor finishes :</b>			
	<b>Ground Floor</b>			
3.01	Allow to supply and lay new Interface Composure carpet tiles to open plan, offices & meeting rooms laid in accordance with manufacturers instructions		✓	
3.02	Allow to supply and lay new Interface Human Nature carpet tiles to open plan, offices & meeting rooms laid in accordance with manufacturers instructions		✓	
3.03	Allow to supply and lay new Interface Level Set LVT to teapoint/breakout area laid straight to the raised access flooring in accordance with manufacturers instructions			✓
3.04	Supply and install 300 x 300 Grey Mosa floor tiles to WCs and shower		✓	
3.05	Supply and install 300mm Grey Mosa tiled skirting to WCs & showers		✓	
3.06	Supply and install 600 x 600 Grey Mosa tiles to reception and waiting area		✓	
3.07	Supply and install 600mm Grey Mosa tiled skirting to reception area		✓	
3.08	Allow to supply and install new Forbo Sphera Energetic antislip vinyl flooring to secondary lobby, DWC & lift floor		✓	
3.09	Allow to supply And install 18mm plywood subfloor fixed to new RAF in showers and new W/C's on ground floor only		✓	
3.10	Supply and install new Gradus Access 6000 barrier matting to entrance area		✓	

3.11	Supply and install Nora sheet vinyl flooring to gym area		✓
3.12	Supply and install aluminium trims for flooring transitions		✓
<b>First Floor</b>			
3.13	Allow to supply and lay new Interface Composure carpet tiles to open plan, offices & meeting rooms laid in accordance with manufacturers instructions	✓	
3.14	Allow to supply and lay new Interface Human Nature carpet tiles to open plan, offices & meeting rooms laid in accordance with manufacturers instructions	✓	
3.14	Allow to supply and lay new Interface Level Set LVT to teapoint/breakout area laid straight to the raised access flooring in accordance with manufacturers instructions		✓
3.16	Allow to supply and install 300 x 300 Grey Mosa floor tiles to WCs and shower	✓	
3.17	Supply and install 300mm Grey Mosa tiled skirting to WCs	✓	
3.18	Allow to supply and install new Forbo Sphera Energetic antislip vinyl flooring DWC	✓	
3.19	Supply and install aluminium trims for flooring transitions		✓
<b>Staircase</b>			
3.20	Supply and install Interface Composure carpet tiles to staircases	✓	
3.21	Supply and install Interface Composure carpet tiles to staircases	✓	
3.22	Supply and install standard new aluminium nosing's to staircases	✓	
<b>4.00 Wall finishes and decorations :</b>			
4.01	Allowance for mist coat and 2 full coats of emulsion paint to all new partitions.		✓
4.02	Allowance for one mist coat and 2 full coats of emulsion paint to ceiling bulkheads & MF ceilings	✓	
4.03	Allowance for one mist coat and 2 full coats of emulsion paint to existing columns	✓	
4.04	Allow to decorate new skirtings	✓	
4.05	Allowance for one mist coat and 2 full coats of diamond matt emulsion paint to WC's & shower rooms above half height tiles	✓	
4.06	Allow to decorate basebuild walls	✓	
4.07	Allow for feature wall colours (design TBC)		✓
4.08	Allow to supply and install white porcelain tiles to walls ( <b>1200mm high</b> ) in WC's and shower rooms	✓	
<b>Access Equipment</b>			
4.09	Allow for access equipment for decorating at high level	✓	
<b>5.00 Ceilings :</b>			
<b>Ground Floor</b>			
5.01	Supply and Install for white 24mm Sektor grid and mineral fibre tiles throughout with adequate moisture resistance tiles to meeting rooms, cellular offices, shower, WC and gym/studio areas.	✓	
5.02	Supply and Install for white 24mm Sektor grid and mineral fibre tiles suspended ceiling grid system to open plan office	✓	
5.03	Supply and install Fire lining to u/s of new mezzanine floor	✓	
5.04	Option cost: Extra over to supply and install new Armstrong Ultima Plus DB suspended ceiling on 15mm Prelude XL2 grid system to meeting rooms, cellular offices, shower, WC and gym/studio areas		✓
5.05	Option cost: Extra over to supply and install new Armstrong Ultima Plus OP suspended ceiling on 15mm Prelude XL2 grid system to open plan office areas		✓
<b>First Floor</b>			

5.06	Supply and Install for white 24mm Sektor grid and mineral fibre tiles throughout with adequate moisture resistance tiles to meeting rooms, cellular offices, shower, WC and gym/studio areas.	✓	
5.07	Supply and Install for white 24mm Sektor grid and mineral fibre tiles suspended ceiling grid system to open plan office	✓	
5.08	Option cost: Extra over to supply and install new Armstrong Ultima Plus DB suspended ceiling on 15mm Prelude XL2 grid system to meeting rooms, cellular offices, shower, WC and gym/studio areas		✓
5.09	Option cost: Extra over to supply and install new Armstrong Ultima Plus OP suspended ceiling on 15mm Prelude XL2 grid system to open plan office areas		✓
5.10	Supply and install new MF plasterboard ceiling to reception and boardroom		✓
5.11	Supply and install new plasterboard margin to either side of folding wall		✓
5.12	Supply and install new vertical acoustic barrier above acoustic partitions on GF		✓
5.13	Supply and install new horizontal acoustic bags above FF meeting rooms, singles offices and WCs		✓
<b>Fire Barriers</b>			
5.14	Supply and install new fire barrier in ceiling voids to ground & first floor to comply with building regulations	✓	
<b>6.00 Small power :</b>			
<b>Ground Floor</b>			
<i>Open Plan desk area - desk are to be powered by using an under floor CMD track system which provides a clean earth through a grommet to 6nr socket outlets and RCD module to each desk</i>			
6.01	Allowance to supply and install 6 gang RCD protected power modules to all work stations including armoured cabling, Elektrak, tap off leads and grommet	✓	✓
6.02	Supply and install 3 compartment floor boxes to meeting rooms and include 2nr double socket and 1nr 4 gang data plate		✓
<b>Cleaners / Utility Sockets</b>			
6.03	Provide cleaners sockets on its own dedicated circuit to be presented as a single metal clad socket	✓	
<b>Partition Outlets</b>			
6.04	Provide the following to ancillary areas: DSSO's to partition walls Back boxes to partition walls for phone / data outlets	✓	
<b>AV Outlets</b>			
6.05	Provide double socket and data back box & containment for all AV equipment		✓
<b>Printer Outlets</b>			
6.06	Provide double socket and data back box for all printers		✓
<b>Kitchen Power</b>			
6.07	Provide the following assumed supplies: 2nr dishwasher supply 3nr fridge supplies 3nr DSSO's 1nr water heater supply 1nr Zip Drinks Machine 1nr Microwave Power Earth Bonding		✓
<b>Teapoint/Breakout Power</b>			
6.08	Provide the following assumed supplies: 2nr DSSO's 1nr water heater supply Earth Bonding		✓
<b>Reception Coffee Point</b>			

6.09	Provide the following assumed supplies: 2nr DSSO's		✓
<b>Fused Spurs to WC's</b>			
6.10	Provide switched fused spurs for new hand dryers, cistemisers & showers	✓	
<b>Reception Access Personnel Gate</b>			
6.11	Provide 3nr. fused spurs to new reception access gate		✓
<b>First Floor</b>			
6.12	Allowance to supply and install 6 gang RCD protected power modules to all workstations including armoured cabling, Elektrak, tap off leads and grommet	✓	✓
6.13	Supply and install 3 compartment floor boxes to meeting rooms and include 2nr double socket and 1nr 4 gang data plate		✓
<b>Cleaners / Utility Sockets</b>			
6.14	Provide cleaners sockets on its own dedicated circuit to be presented as a single metal clad socket	✓	
<b>Partition Outlets</b>			
6.15	Provide the following to ancillary areas: 24nr DSSO's to partition walls 24nr Back boxes to partition walls for phone / data outlets	✓	✓
<b>AV Outlets</b>			
6.16	Provide double socket and data back box & containment for all AV equipment		✓
<b>Printer Outlets</b>			
6.17	Provide double socket and data back box for all printers		✓
<b>Teapoint/Breakout Power</b>			
6.18	Provide the following assumed supplies: 2nr DSSO's 1nr water heater supply Earth Bonding		✓
<b>Fused Spurs to WC's</b>			
6.19	Provide switched fused spurs for new hand dryers & cistemisers	✓	
<b>Security supplies</b>			
6.20	Provide power supplies for access control door controllers, intruder alarm & CCTV	✓	✓
<b>Comms Power</b>			
6.21	Provide 16A commando sockets for comms room		✓
<b>Disabled Alarm Spurs</b>			
6.22	Allow fused spur for disabled alarm to DWC's	✓	
<b>Fire Alarm</b>			
6.23	Allow fused spur for fire alarm panel	✓	
<b>7.00 Lighting and fittings :</b>			
The lighting to the building is to be designed to incorporate a mixture of light fittings; all of the open plan office area lights are to be UGR compliant, as well as include the first two rows from windows of offices that utilise daylight harvesting, all lighting will be installed onto Hager Klik LCM boxes and configured to suit new layout as provided			
<b>Ground Floor</b>			
7.01	JCC UGR Skytile Ground Floor Office Spaces / Open Plan Areas / gym	✓	✓
7.02	Emergency Version packs	✓	✓
7.03	Daylight Harvesting to external rows 6metres from window JCC UGR Panels	✓	
7.04	PIR movement sensors - Danlers CEFL Type	✓	

7.05	LCM Modules / flex cables and connections	✓	
7.06	Light switch points for offices		✓
7.07	Downlight Sky discs for corridors / New WC's / Stairwells / reception	✓	✓
7.08	Allow for feature lighting to reception, waiting area & kitchen/breakout (Design TBC)		✓
7.09	Batten Lights to plant room	✓	
7.10	Allow for external exit point lights- wall mounted photocell operated	✓	
7.11	Wall mounted LED lights to stairwells Inc. Emergency fittings	✓	
<b>First Floor</b>			
7.12	JCC UGR Skytile Ground Floor Office Spaces / Open Plan Areas	✓	✓
7.13	Emergency Version packs	✓	✓
7.14	Daylight Harvesting to external rows 6metres from window JCC UGR Panels	✓	
7.15	PIR movement sensors - Danlers CEFL Type	✓	
7.16	LCM Modules / flex cables and connections	✓	
7.17	Light switch points for offices		✓
7.18	Downlight Sky discs for corridors / New WC's / Stairwells	✓	✓
7.19	Allow for feature lighting to mezzanine (Design TBC)		✓

#### 8.00 Fire Alarm System :

8.01 Supply and install new L1 open protocol fire detection and alarm system to New Mint House to include the following:

- 1nr Advanced MX pro 5 Panel 1-4 Loops with 3 loop cards
- 1nr Semi Flushed Bezel
- 2nr Battery 12V 38AH
- 1nr CAD zone chart
- 13nr Hochiki manual call points
- 168nr Hochiki detector bases in white
- 6nr Hochiki heat detectors
- 148nr Hochiki smoke optical detector
- 5nr Hochiki module backbox
- 5nr Hochiki dual relay controller
- 52nr Hochiki sounder bases
- 19nr Hochiki beacon sounder base
- 1nr Log book

8.02 Allow to supply and install Redcare link

✓  
✓

#### 9.00 Other electrical installations :

##### Submain Distribution / Diversion of Circuits.

9.02	Supply Cable to feed Ground Floor East Power and Lighting DB	✓
9.03	Supply Cable to feed Ground Floor West Power and Lighting DB	✓
9.04	Supply Cable to feed 1st floor West Power and Lighting DB	✓
9.05	Supply Cable to feed 1st floor East Power and Lighting DB	✓
9.06	Supply Cable to feed Mech DB	✓
9.07	Eaton Split Load 125A distribution Board Ground Floor East	✓
9.08	Eaton Split Load 125A distribution Board Ground Floor West	✓
9.09	Eaton Split Load 125A distribution Board 1st Floor West	✓
9.10	Eaton Split Load 125A distribution Board 1st Floor East	✓
9.11	Eaton DB for Mech Board	✓
9.12	Population of circuit breakers to DB's	✓
9.13	Population of RCBO units for DB's	✓

9.14	Triple Pole MCB's Mechanical Supplies	✓	
9.15	Allow for mechanical electrical supplies	✓	
9.16	Allow for high level basket for lighting & fire alarm	✓	
9.17	Allowance for electric panel heater to core areas Inc. WCs, shower room, lobbies and staircases	✓	
9.18	Provide spurs for above panel heaters	✓	
9.19	Allow for earthing.	✓	
<b>O&amp;M Manuals, Testing and Certification</b>			
9.20	Provide testing, certification, operation and maintenance manuals for the works carried out.	✓	✓
9.21	Allow for access equipment (podiums/towers)	✓	
<b>10.00 Data and telecommunications :</b>			
10.01	Supply & install Cat6 data cabling presented in to data cabinet with patch panels based on the following: - 2nr to each workstation (706) - 4nr to each floorbox in meeting rooms (72) - 2nr to each printer positions (10) - 2nr to AV equipment (16) - 2nr to each reception position (4) - 2nr to each Wi-fi point (12) - 1nr for each CCTV position (16) - 1nr to each door controllers for access control (18) - 30nr spare for miscellaneous items (30)	✓	✓
10.02	Option cost: Please provide extra over cost for CCA cabling which is an upgraded Cat6 cable to latest British standards		
10.03	<b>Note: Moneybarn will supply their own comms cab</b>		
<b>11.00 Plumbing :</b>			
11.01	<b>New GF DDA showers, WC's &amp; showers</b> Carcass out for additional 1nr Acc Disabled shower/WC, 4nr showers All plumbing to be joined to existing pipework with the introduction of an unvented cylinder for hot water. Showers to have 800mm x 800mm shower trays.  <b>Sanitaryware New W/C's &amp; Showers Ground Floor / First Floor</b> To supply and install Ideal Standard sanitary-ware with Grohe taps to basins which will be fed by blending valves to a set, predetermined maximum temperature. All surface shown pipework to be copper, all hidden pipework to be installed in WRAS approved plastic, or copper pipe. Existing soil pipes and waste pipes to be altered in standard Osma soil and waste. Urinals to be fitted with concealed pipework, wastes to include rodding points. The urinals will be filled by way of infra-red sensor. We will connect to existing services and we assume that they are of adequate size to cope with demand. All 15/22mm surface pipework to be in copper, all traps and wastes to be continued in white plastic.  <b>Sanitaryware:</b> - 20 nr. J/M Vessel Basins - 19 nr. Studio BTW Gerbit wall hung frame & seats - 6 nr Urinal bowls rim concealed - 5 nr. thermostatic showers - 4 nr. shower trays - 1 nr. 300 litre unvented cylinder to serve showers	✓	✓

<b>GF Kitchen</b>			
11.02	Supply and install new sink/drain c/w monoblock tapset, local water and waste and blending valve services. Supply and install new MWS service from local core riser to suit c/w chlorination injection point and DCV arrangement to suit. Supply and install new services for 2No dishwasher and waste standpipe to suit. Supply and install 1No MCW & waste to boiling hot tap. Supply and install new point of use undersink water heater c/w expansion kit. Assumes dishwasher to have cold feed connection only. Supply and install new pumped waste system to connect to existing waste pipework.		✓
<b>GF Teapoint</b>			
11.03	Supply and install new sink/drain c/w monoblock tapset, local water and waste and blending valve services. Supply and install new MWS service from local core riser to suit c/w chlorination injection point and DCV arrangement to suit. Supply and install new services for 1No dishwasher and waste standpipe to suit. Supply and install new point of use undersink water heater c/w expansion kit. Assumes dishwasher to have cold feed connection only. Supply and install new pumped waste system to connect to existing waste pipework.		✓
<b>FF Teapoint</b>			
11.04	Supply and install new sink/drain c/w monoblock tapset, local water and waste and blending valve services. Supply and install new MWS service from local core riser to suit c/w chlorination injection point and DCV arrangement to suit. Supply and install new services for 1No dishwasher and waste standpipe to suit. Supply and install new point of use undersink water heater c/w expansion kit. Assumes dishwasher to have cold feed connection only. Supply and install new gravity waste system to connect to existing waste pipework.		✓
<b>Boiling Tap</b>			
11.05	Supply and install Billi 4100 Boiling/chilled water tap in chrome finish; c/w dedicated drainage font to Kitchen only		✓
<b>Chlorination</b>			
11.06	Chlorination to MWS including 1 x sample for laboratory testing and certification upon completion.	✓	✓
<b>12.00 Mechanical Services :</b>			
<b>Air Conditioning</b>			

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12.01 Supply and install new **Ducted** Mitsubishi Electric heat recovery VRF system c/w centralised controller and bms capability. Each fan coil c/w local remote thermostat controller (except to open plan areas). Each system consist of the following:

**Ground Floor System #1**

- 6nr to Open plan area
- 6nr to Meeting Rm 1,2,3,4,7 & 8
- 2nr to Kitchen Breakout area
- 2nr to Small office 4 & 5

**Ground Floor System #2**

- 2nr to Reception area
- 1nr to Backoffice (wall mounted unit)
- 7nr to Open plan area
- 3nr to Office 1,2 & 3
- 2nr to Meeting Rm 5 & 6
- 1nr to Print Rm

**First Floor System #1**

- 6nr to Open plan area (north)
- 2nr to Meeting Rm 10 & 11
- 1nr to MD Office
- 1 nr to PA Office
- 2nr to Training Rm 1 & 2
- 2nr to Office 6 & 7

**First Floor System #2**

- 8nr to Open plan area (South)
- 4nr to Small Office 8,9,10 & 11
- 1nr to Board Rm
- 1 nr to Mezzanine area

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**Comms Room**

12.02 Supply and install 2 x Mitsubishi Electric wall mounted single dx split systems to the first floor comms Rm. Each system will alternate week by week to increase the longevity of the systems

**Gym**

12.03 Supply and install Mitsubishi Electric Twin split system to the ground floor gym. The system will consist of 2nr ceiling cassette fan coil units

**Ventilation**

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✓

✓

✓

✓



12.04	<b>Ground Floor</b> Supply and install 6nr Mitsubishi Electric fresh air Lossnay units to the ground floor ceiling void, which consist of 2nr external louvres, 2nr 600 x 600 swirl ceiling diffusers and return air egg crate type grilles <b>Gym</b> Supply and install 1nr Mitsubishi Electric fresh air Lossnay units to the ground floor ceiling void, which consist of 2nr external louvres, 2nr 600 x 600 swirl ceiling diffusers <b>First Floor System</b> Supply and install 1nr Mitsubishi Electric fresh air Lossnay AHU to the first floor mechanical void, which consists of a range of Sheetmetal ductwork serving swirl grille diffusers throughout the first floor and return air egg crate type grilles <b>Breakout/Kitchen Teapoint</b> Supply and install new light switch operated dedicated extract fan set (ceiling void mounted) serving 2No ceiling mounted extract diffusers with system side attenuator and extract ductwork running to sidewall louvre discharge. <b>Toilet Extract RHS Core</b> Supply & install 1No new common ceiling void mounted toilet extract twin fan set to provide as specification 10ACHr-1. Fan shall be ducted to a range of new ceiling mounted extract air valve diffusers. <b>Toilet Extract LHS Core including Shower Room</b> Supply & install 1No new common ceiling void mounted toilet extract twin fan set to provide as specification 10ACHr-1. Fan shall be ducted to a range of new ceiling mounted extract air valve diffusers.		
	<b>Testing and Commissioning</b>	✓	✓
12.05	Allow for testing, air balancing, commissioning & certification of the air conditioning and ventilation system	✓	✓
	<b>Building Management System</b>		
12.06	<b>Allow a provisional sum to supply and install BMS system to integrate with the mechanical system only (VRF &amp; Ventilation Systems)</b>	✓	✓
<b>13.00</b>	<b>Builder's work and making good :</b>		
13.01	Builders work in connection with services, including cutting holes, chases and fire stopping	✓	
13.02	Allow to form external ramp and step with handrail to front entrance	✓	
13.03	Allow to supply and install load bearing steel beams where required; to form new openings for windows, widening of opening to reception, glass to reception	✓	
13.04	Allow to infill flooring & create level subfloor where the existing lift shaft and been removed (pit at GF and void at FF level)	✓	
13.05	Allow to make service penetrations to existing vault walls/floor and ceilings where required	✓	
13.06	Allow to block infill internal doorways that are no longer required	✓	
13.07	Allow for new face brickwork where existing external door is removed	✓	
13.08	Allow for penetrations to external elevation for new fresh air supplies & extract	✓	
13.09	Allow for new underground drainage to new WC's	✓	
<b>14.00</b>	<b>Partitions :</b>		
	<u>Partitioning and associated works 2.7 m high</u>		
	<b>Ground Floor</b>		
14.01	Supply and install partitions, constructed from floor to suspended ceiling, in 1 layers of Soundbloc plasterboard each side, insulated, with joints taped and filled to receive decorations		✓
14.02	Allowance to line out existing columns to achieve 60mins fire rating	✓	
14.03	Allowance to infill doorways in existing partitions to suit new layout		✓

14.04	Supply and install silicon jointed single glazed partitions, constructed from floor to suspended ceiling		✓
14.05	Extra over above partitions for supply and installing plywood skin to support fixtures and fittings		✓
14.06	General making good and boxing out for new windows	✓	
14.07	Supply and install new Solo Range manual acoustic folding wall to gym/studio, approx 6000mm wide with acoustic baffles above and below		✓
<b>First Floor</b>			
14.08	Supply and install partitions, constructed from floor to suspended ceiling, in 1 layers of Soundbloc plasterboard each side, insulated, with joints taped and filled to receive decorations		✓
14.09	Supply and install silicon jointed single glazed partitions, constructed from floor to suspended ceiling		✓
14.10	Extra over above partitions for supply and installing plywood skin to support fixtures and fittings		✓
14.11	General making good and boxing out for new windows	✓	
14.12	Supply and install new Solo Range manual acoustic folding wall to training room 1/2, approx 6000mm wide with acoustic baffles above and below		✓
<u>Internal Doors</u>			
<b>Ground Floor</b>			
14.13	Supply and install new laminate doorset (single) with timber frame to all new areas Inc. commercial door furniture & vision panel to meeting rooms and new openings throughout (excludes existing WC's)		✓
14.14	Supply and install new laminate doorset (double) with timber frame to all new areas Inc. commercial door furniture & vision panel to meeting rooms and new openings throughout		✓
14.15	Supply and install new <u>fire rated</u> laminate doorset (single) with timber frame to all new areas Inc. cold smoke seals & commercial door furniture & fire rated vision panel		✓
14.16	Supply and install new <u>fire rated</u> laminate doorset (double) with timber frame to all new areas Inc. cold smoke seals & commercial door furniture & fire rated vision panel		✓
<b>First Floor</b>			
14.17	Supply and install new laminate doorset (single) with timber frame to all new areas Inc. commercial door furniture & vision panel to meeting rooms and new openings throughout (excluding existing WC doors)		✓
14.18	Supply and install new <u>fire rated</u> laminate doorset (single) with timber frame to all new areas Inc. commercial door furniture & fire rated vision panel		✓
14.19	Supply and install new <u>fire rated</u> laminate doorset (double) with timber frame to all new areas Inc. commercial door furniture & fire rated vision panel		✓
14.20	Allow an extra over for door closers to access control doors and fire rated doors to both floors		✓
<b>Access Equipment and Loading Out</b>			
14.21	Allow for access equipment and loading out materials		✓
<b>15.00 Joinery, Fixtures &amp; Fittings :</b>			
15.01	Silicone mastic pointing - joinery, door frames, skirting, worktops etc.		✓
15.02	New hardwood skirtings to new partitions, lined out columns and infills		✓
15.03	Supply and install new MDF window cills to new windows	✓	
15.04	Allow for 1nr 600mm wide slatted bench to changing cubicles & 2nr each changing room		✓
15.05	Allow to supply and install new stainless steel handrail to each newly formed raised access ramps	✓	

15.06	Supply and install storewall units to ground floor offices		✓
15.07	Supply and install the following storage units to the admin areas: - 2nr admin areas with 2nr double base units and worktop. - 1nr admin area with 1nr double base unit and worktop.		✓
15.08	Allow for 1nr run of lockers to GF and 3nr lockers to first floor (specification & quants TBC)		✓
15.09	Allow to supply and install storage units to 3nr admin areas with admin lockers adjacent (specification & quants TBC)		✓
15.10	Supply and install new Howdens Clerkenwell Kitchen to Ground floor Kitchen/breakout based on the following; 5nr 1000mm base units; 6nr 1000mm wall units incorporating 2nr integrated dishwashers. Fitted with plinths, pelmets and cornice with a oak effect laminate worktop and upstand		✓
15.11	Supply and install island area to GF kitchen/breakout area based on the following; 3nr 1000mm base units with oak effect laminate worktop		✓
15.12	Supply and install new Howdens Clerkenwell units to GF teapoint/coffee based on 2nr 1000mm base units and 1nr 600mm base unit. Fitted with plinths and topped with a oak effect laminate worktop and upstand		✓
15.13	Supply and install new Howdens Clerkenwell units to GF waiting area based on 2nr 1000mm base units and 1nr 600mm base unit. Fitted with plinths and topped with a oak effect laminate worktop and upstand		✓
15.14	Supply and install new Howdens Clerkenwell units to FF teapoint/coffee based on 2nr 1000mm base units and 1nr 600mm base unit. Fitted with plinths and topped with a oak effect laminate worktop		✓
15.15	Allow for new mirrors, fixtures and fittings to new WCs on GF & FF	✓	✓
15.16	<i>Option cost: Supply and install Bosch integrated dishwasher = £465.00 + OH&amp;P's each</i>		✓
15.17	<i>Option cost: Supply and install freestanding larder fridges = £650.00 + OH&amp;P's each</i>		✓
15.18	<i>Option cost: Supply and install glass fronted fridges to coffee point and kitchen = £450.00 + OH&amp;P's each</i>		✓
<b>16.00 New WC's &amp; Showers :</b>			
16.01	Supply and deliver Amwell Urban Range cubicles & solid surface vanity units to new WC's only as per the general arrangement drawing; all cubicles to be full height with IPS duct panelling all finished in high pressure laminate	✓	✓
16.02	Supply and deliver Amwell Urban shower cubicles to shower rooms as per the general arrangement drawing; all cubicles to be finished in solid grade laminate with IPS panelling	✓	✓
16.03	Allowance for installation of all the above cubicle systems (New WC's & showers)	✓	
<b>17.00 Signage and artwork :</b>			
17.01	Allow for new statutory and directional signage	✓	
17.02	Standard DDA manifestation to all new glazing		✓
17.03	Allow for corporate signage / Client Logo to reception area.		✓
<b>18.00 Audio Visual Equipment :</b>			
18.01	Exclude pending further clarification		✓
<b>19.00 Entrance Door, Windows &amp; Curtain Walling :</b>			
19.01	Allow to supply and install new aluminium automatic double sliding doors to main entrance area with curtain walling above, includes secondary steel supports		✓

19.02	Allow to supply and install 6nr aluminium windows to ground floor approx 4800mm wide x 2400mm high	✓
19.03	Allow a provisional sum for supply and install 4nr aluminium windows to first floor approx 4800mm wide x 1800 high	✓
19.04	Allow for access equipment to install FF windows	✓
<b>20.00 Security Systems :</b>		
<b>CCTV</b>		
20.01	Supply and install Avigilon H4 CCTV installation to cover ground floor entrance/reception area and rear secondary access internally and external cameras to cover car park areas and all external doors. Provide rack mounted video recorder (Non clear image scheme) to Back office adjacent Reception.	✓
<b>Intruder Alarm</b>		
20.03	Supply and install Open protocol' Intruder Alarm installation to all ground floor access points areas. The system shall meet NACOSS, 'Secure by Design' recommendations, BS8220, BS EN 50131, & PD6662 and include all external doors with concealed magnetic reed door contacts to monitor whether the associated door is open or closed	✓
<b>Access Control</b>		
20.04	Supply and install Paxton Net 2 access control system to doors DG 04, 05, 07, 08, 12, 38, 40, 43 and DF 01, 08, 13, 14, 22, 25 and 31; c/w desk top reader and dedicated PC at the reception desk location at ground floor.	✓
20.05	Allow for interfacing the above for fail safe open	✓
<b>Disabled Refuge</b>		
20.06	Supply and install disabled refuge alarm to WC's and stairwells	✓
<b>Fast Lane Glass Gate</b>		
20.07	Supply and install SpeedStile fast lane system with 2no standard lanes and 1no DDA lane	✓
20.08	<i>Option cost: Extra over to supply and install new Fastlane Glass gate 150 access control system with 2 No standard lanes and 1 No DDA/ADA lane</i>	✓
20.09	Allow for interfacing the above for fail safe open	✓
20.10	Allow to interface with Paxton access control system	✓
<b>21.00 Lift :</b>		
21.01	Allow to overhaul, service & recommission subject to a full validation survey by others	✓
<b>22.00 Mezzanine Floor &amp; Staircase :</b>		
22.01	Supply and install new 10m x 4m mezzanine floor to waiting area, decked in P6 particle board	✓
22.02	Supply and install staircase with stainless steel and glass handrail; to Manufacture and install staircase 1200 wide. Flat plate stringers with flat treads. Staircase to have a double mid landing with all steelwork finished powder coated. Balustrade to be stainless and steel side fixed to stringers	✓
22.03	Supply and install stainless steel and glass balustrade to the edge of the mezzanine	✓
22.04	Allow for access equipment and forklift	✓
22.05	Allow to supply and install new fire separation to the underside of mezzanine - if required	✓
<b>23.00 Roof Works :</b>		
Roof (Replacement Option)		
23.01	Allow to supply and install new roof including all flashings and gutters	✓

23.02	Allow to replace existing flat roof on rear entrance canopy to single ply membrane	✓		
23.03	Allow for access equipment for roofing works	✓		
<b>24.00</b>	<b>Rainwater Goods :</b>			
24.01	Allow to re-coat pipework, gutters and fascia's	✓		
<b>25.00</b>	<b>Fall Arrest System :</b>			
25.01	Allow to test and commission fall arrest system	✓		
<b>26.00</b>	<b>External Elevations :</b>			
26.01	Allow to over clad existing cladding to eaves overhang/soffit	✓		
26.02	Allow to recoat angled roof support rods	✓		
26.03	Allow to clean down and re-coat existing micro rib panelling	✓		
26.04	Allow to clean down and re-coat existing louvres	✓		
26.05	Allow to widen & replace all external steel doors	✓		
26.06	Allow to prepare and re-coat aluminium framing and external doors	✓		
26.07	Allow to prepare and re-coat existing bris soleil	✓		
26.08	Allow to replace vertical box section aluminium corner detail	✓		
26.09	Allow to repair and redecorate plywood soffit boards	✓		
26.10	Allow to replace existing door furniture and pivots to entrance area	✓		
<b>27.00</b>	<b>Existing Windows :</b>			
27.01	Replace pressure plates and friction gaskets where required	✓		
27.02	Prepare and recoat window frames including entrance enclosure	✓		
<b>28.00</b>	<b>Miscellaneous External :</b>			
28.01	Allow to repair and overhaul existing entrance gates and redecorate and leave in full working order	✓		
28.02	Allow to clean down existing drains and carry out CCTV survey (No allowance for remedial works at this stage)	✓		
28.03	Allow to reinstate existing bike shelter on existing base	✓		
28.04	Allow to lift, prepare sub base and relay section of undulating block paving	✓		
<b>29.00</b>	<b>Existing WC's :</b>			
29.01	Allow to strip out and refit existing WCs in core areas Inc cubicle systems & doors		✓	
<b>30.00</b>	<b>Allow a Provisional Sum for design development</b>			✓
<b>31.00</b>	<b>Overhead &amp; Profits for fit-out &amp; landlord works :</b>	✓	✓	✓
<b>32.00</b>	<b>Prelims, Cat A and Cat B works :</b>		✓	✓
<b>33.00</b>	<b>Prelims, Landlord's works :</b>	✓		