

The Shambles Cocktail Bar

20 December 2023

SOW

1.00 General Builders Works - No allowance

2.00 External Works

2.01	Cleaning, making good and decorating to existing exterior render	221	m ²
2.02	Cleaning, making good and decorating to existing exterior (assumed 2Nr) corbals	1	item

3.00 Signage - No allowance

4.00 Partitions

4.01	New metal stud partitioning; consisting of 1 layer of 12.5mm fireline plasterboard to each side; to 2nd floor to form new WCs	20	m ²
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5.00 Doors & Windows

5.01	New FD30 door to second floor FOH WCs; 740 x 2100mm TBC; to receive painted finish on site TBC	2	Nr
5.02	Cleaning, making good and decorating to existing exterior doors	2	Nr
5.03	Cleaning, making good and decorating to existing exterior windows; to interior and exterior; to include window cills - 7Nr	1	item

6.00 Walls & Finishes

6.01	WF01 - Lime wash paint finish to internal walls	238	m ²
6.02	WF02 - Hygienic wall cladding to sink area and main cooking area in basement	38	m ²
6.03	WF03 - Existing internal walls to be repainted; colour TBC	52	m ²
6.04	WF05 - Rustico Ivory tile; 100 x 200 x 6mm; to WCs	23	m ²
6.05	Dry lining to basement area to allow a flat surface for hygienic wall cladding to be installed.	38	m ²
6.06	Making good to existing skirtings where required	1	item
6.07	New ceramic skirtings to FOH toilets	23	m
6.08	Allowance for handrail to 2nd floor staircase; spec TBC	1	item

7.00 Ceilings & Finishes

7.01	Basement ceiling - existing lighting to be removed; ceiling to be made good and painted in eggshell finish	24	m ²
7.02	Ground floor ceiling - Existing oak beams to be retained; plasterboard infills to be installed between beams and painted with chalk based paint	27	m ²
7.03	Ground floor ceiling - Existing ceiling to be retained but made good and redecorated with chalk based paint; colour TBC	9	m ²
7.04	First floor ceiling - Existing lighting to be removed; ceiling made good; caulked and ceiling redecorated with chalk based paint.	39	m ²
7.05	Second Floor ceiling - Existing ceiling to be retained; spotlight to be removed and ceiling to be made good and decorated with chalk based paint	41	m ²

8.00 Floors & Finishes

8.01	FF01 - Coir Entrance Mat	2	Nr
8.02	FF02 - Sanding, staining and sealing to existing timber floor	66	m ²
8.03	Altro walkway to basement area, GF bar area and 2nd floor staff WC; to include coved skirtngs with 150mm upstands	30	m ²
8.04	Self levelling screed where required	43	m ²
8.05	FF05 - Karndean knight tile to WCs and WC lobby	13	m ²
8.06	FF06 - Painted timber flooring; existing flooring to be be sanded back and painted	28	m ²
8.07	Brass transition strips where required	5.5	m
8.08	Allowance for making good and securing floorboards generally	94	m ²

9.00 Joinery

9.01	Shelving unit 01; to main GF entrance area	1	item
9.02	Shelving unit 02; to main GF retail area	1	item
9.03	Shelving unit 03; to main GF retail area	1	item
9.04	Shelving unit 04; to first floor retail area	1	item
9.05	Shelving unit 05; to GF bar area	1	item
9.06	Window bottle display	1	item
9.07	Front bar; to GF	1	item
9.08	Rear bar & oak shelving to ground floor	1	item
9.09	2100mm banquette seat to GF retail area	1	item
9.10	1600 Window seat to GF retail area	1	item
9.11	Shelving unit 07 - Omitted	0	item
9.12	Leaner tables to first floor retail area	1	item
9.13	Shelving 06 behind leaner tables to 1st floor	1	item
9.14	First floor bar - Omitted	0	item
9.15	2946mm banquette seat to 1st floor retail area	1	item
9.16	Shaped window seat to 1st floor retail area	1	item

10.00 Metalwork - No allowance; all metalwork is included within joinery

11.00 Plumbing & Gas Installations

11.01	Re locate mains water stop to an accessible position From stop cock run mains water to basement area, bar toilet area and basin in testing room.	1	item
11.02	Run hot flow and return to basement area, bar, toilet area and basin in testing room.	1	item
11.03	Supply and fit 250L unvented cylinder.	1	item
11.04	Run 110mm float from toilet areas into existing SVP	1	item
11.05	Run 50 mm float from basin in testing room to outside SVP	1	item
11.06	Run 50mm float from bar into existing SVP	1	item
11.07	Run 50mm float in basement to existing SVP (with somemore investigation work). To include 3 items above	1	item
11.08	Chlorination.	1	item
11.09	<u>Supply and fit sanitaryware</u>		
11.10	Traditional back to wall pan with concealed cistern and chrome push button, with white toilet seat x2.	1	item
11.11	Basin and pedestal with mono bloc chrome tap x2	1	item
11.12	Connections to kitchen equipment; provisional sum	1	PS

12.00 HVAC Installations

12.01	Planning Drawings [IF REQUIRED]	1	item
12.02	Mechanical Design	1	item
12.03	Programme [including site meetings and 2 week programme]	1	item
12.04	Kitchen Extract Fan, controller, plenum, louvre and grille	1	item
12.05	Kitchen Extract Ductwork	1	item
12.06	Kitchen Supply Fan, controller, filter and grille	1	item
12.07	Kitchen supply air ductwork	1	item
12.08	Front of House air conditioning equipment	1	item
12.09	Independent commissioning of ventilation and air conditioning systems [IF REQUIRED]	0	item
12.10	O&M manuals	1	item
12.11	As Installed Drawings [IF REQUIRED]	0	item
12.12	Handover and Client Demonstration [IF REQUIRED]	1	item

13.00 Electrical

13.01	Strip out complete installation	1	item
13.02	New mains	1	item
13.03	General socket outlets	1	item
13.04	Supplies to hvac	1	PS
13.05	Supplies to prep/ cooking	1	PS
13.06	Supply installtion of all lighting inc led	1	item
13.07	Supply and install em ltg to bs 5266	1	item
13.08	Complete re-wire for fire alarm for new layout to l1 compliancy.	1	item
13.09	New data outlets and patch	1	item
13.10	Test commission	1	item
13.11	Prelims	1	item
13.12	CCTV rewire and re-install	1	item
13.13	Provisional Sum for 1st fix of client supplied speakers as per small power plan	1	PS

14.00 Sprinklers - No allowance

15.00 Preliminaries

15.01	Weeks fit out	6	Weeks
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