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Project Title: Refurbishment and Adaptations for enablement of Transforming Care disch

Contractor:

Works required

Compliance

Asbestos survey and management plan - WNF completing
Gas safety test and certification
Power flush central heating system and add corrosion inhibitor
Electrical hard wired test and certification which is satisfactory
Carry out cctv survey of drains and jet clean out and repair
renew radio thermostatic valves to radiator

General - included in each room spec

All locks to be the same key to open
Remove all doors and renew with reinforced solid fire doors and frames on all doors with intumescent strips & sea
No exposed pipes, box in pipework (internal)
Boxed in radiators with cools surfaces and no sharp edges
All windows to be toughened or polycarbonate
Flooring fixed securely to the floor - bolt safe flooring
Velcro curtains throughout except team spaces
Change window sills for MDF sills
Decoration where required

Master bedroom

Strengthen 2 walls - one to left side & the other side where ensuite is
Vinyl sealed flooring so it cant be tampered with
change radidators to normal size & add covers
Patio doors & window glazing to be changed for polycarbonate
Jaclocks on windows
Decorated
Change internal doors to solid reinforced doors
Velcro or concleaned electric blinds on door & window
Change sockets and switches for anti tamper
Change the windows sills to MDF sills

Bathroom ensuite

Safety flooring sealed
Robust wet room
Conceal all pipework
Concealed cistern & sink unit
Moulded toilet seat
Fixed shower head with push button
jaclock on the window
Change the window sill to MDF sill

Hall way

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Remove 2 x radiators
relocate heating source to side of main bathroom & add double rad with cover
Change sockets and switches for anti tamper
change front door glazing to polycarbonate
Reinforce any stud walls

Main bathroom

change door to solid reinforced door

Bedroom opposite main bathroom

Lock on door
change door to solid reinforced door

Office

change door for solid reinforced door with lock

Kitchen

Locks to be fitted on kitchen cupboards and drawers (one of each)
Shorten worktops to be flush with the units
Kitchen needs to be as robust as possible, extra hinges on units or strengthen the existing
Spot lights
electric range over with electric hob
change sockets and switches for anti tamper
Change window sills for MDF sills
Jaclock on windows
Remove handles on units, fit locks and add push buttons to open
concealed electric blinds
Thumb turn locks on the patio doors

Sensory room

box in rad
polycarbonate windows
Decoration
velcro blind or concealed electric blind
change window sills for MDF sills
Jaclock on windows
Reinforce any stud walls

Living Room

TV boxed in - need to locate where it is going for the plug point
Remove wood burner and repair ceiling
Decorate
Box in radiator
change sockets and switches for anti tamper
Velccro or boxed in electric blinds
Change window sill for MDF sill

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Jaclock on the window
change lighting to spots - 8 spots
Vinyl flooring to be placed
Reinforce any stud walls

Electrical works

Upgrade of consumer unit if required to meet current regs to carehomes standard - RCD protection
Lock on cupboard with consumer unit in
CO alarm hard wired linked smoke & heat alarms to be fitted throughout the property
All lighting to be flush & sensory with touch dimmer switches which are anti tamper
Relocate consumer unit to team room/office with all switches labelled

Outside area

Add gate to section off the grassed area with the patio area and continue with a fence to the existing boundary fence
Remove green house
Securely lock gate to playing fields
Can the driveway be sealed so that the stones arent able to be picked up and thrown

Total:

10% Contingency:

VAT:

Grand Total:

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Quote 1	Quote 2	Quote 3
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Is & extra hinges		
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£	84,695.24	£102,769.49	£78,962.00
£	8,469.52	£10,276.95	£7,896.20
	£18,632.95	£22,609.29	£17,371.64
	£111,797.72	£135,655.73	£104,229.84

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