

Scope of Works : Shower Room

15 Bisham Garden  
Issue : Pricing  
Issue No : 1

TPR Mechanical Services Ltd.



3.0 Demolitions and Investigations	Costs	Notes
3.01 Allow for disposing of all materials off site. If a skip is required it is to be sited in the street and the necessary licenses are to be obtained. Note: house in London Borough of Camden.		
3.02 Confirm thickness of flooring material - for the purpose of pricing assume the existing flooring is to be retained		
3.03 Confirm boarding to shower enclosure walls - for the purposes of pricing assume the existing boarding is to be retained		
3.04 Confirm if render to party wall forming one side of shower enclosure is firm and solid and suitable to receive tiles direct prior to work commencing.		
3.05 Remove and strip out existing soil pipe run from shower room along its entire length through the rear of the house.		300
3.06 Carefully take up paving in front garden where new drain is to be excavated and set paving aside for re-laying.		
3.07 Carefully take out existing rooflight and dispose of off site.		price separately
3.08 Take up loose floor tiling in existing first floor bathroom.		price separately - work to be carried out at the end of the shower room work
4.0 Below Ground Drainage	Costs	Notes
4.01 <b>New Soil Drain</b> : allow for excavating and laying new 110mm dia. Marley PVCu drain to 1:40 fall, run from new cast iron soil pipe dropping down between existing RWP and bay window (LH side) at front of house. Drain to have swept bend and connect into existing Inspection Chamber in front garden. Allow for all connecting pieces, bends and fittings. Install drain on granular bed and installed all in accordance with British Standards.		
5.0 Masonry	Costs	Notes
5.01 Allow for carefully making hole in brick wall at high level for new soil pipe.		

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- 10.08 Allow for laying heat mat and the supply of laytex plus supply of controls and thermostat and electrical wiring and commissioning.
- 10.09 Allow for electrical supply to heat mat.
- 10.10 **Extract Fan 1st Floor Bathroom** : Allow for supply and installation of MiniVent M1/120 fan from Helios, allow for mounting on ceiling and ducting out through roof void to outside. Allow for external grille with insect mesh.

price separately

11.0 Plumber	Costs	Notes
11.01 <b>General</b> : Works to be carried out by a Gas Safe Registered plumber and in accordance with the current BSs and Codes of Practice and to the Building Control officers satisfaction. Plumber to provide Gas Safety Registered Certificate to Building Control Authorities at completion of project.		
11.02 Heating and hot water will be required in areas of the house throughout the works. Sequence of works to be agreed with Architect prior to work commencing. Plumber to confirm that existing water pressure is 3 bar.		
11.03 <b>Hot and Cold Water System</b> : Heating Engineer to appraise existing hot and cold water system and confirm if existing installation complies with BS 6700. To include appraisal of insulation to cisterns Isolation and regulation valves.  For pricing it is assumed that existing hot and cold water feeds are suitable for the new shower room.		TPR to issue appraisal further to their site visit - please inform architect if you consider existing pipework is not adequate
11.04 <b>Above Ground Foul Drainage</b> : Work shall be done to Standard BS EN 12056-5. Provide access fittings in convenient locations to permit cleaning and testing of pipework. Discharge stack pipe: Fix at or just below socket collar or coupling. Provide additional support as necessary at junctions and changes in direction.		1320
11.05 <b>Soil Pipe</b> : Allow for connecting new sanitaryware to new SVPs. Provide and fix 100mm diameter black cast iron soil waste pipe externally. Allow for all soil pipe to include adequate supporting, brackets, bends, branches etc, all as manufacturer's recommendations. Internally allow for air admittance valve. Waste pipe to run in roof void. All plastic plumbing pipework to BS 5255:1989 solvent welded system obtained from Marley extrusions.		1680

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11.06 **Waste & Traps** : Allow for providing and fitting 76mm deep seal bottle traps where not provided by sanitaryware supplier and connecting in PVC to svp externally. External pipework to be black. Pipework to be generally 40mm - allow 50mm dia. pipework if runs too long to overcome back syphonage.

Branch waste pipework: MUPVC to BS 5525, PVC-C to BS EN 1566-1, Polypropylene to BS 5225 or BS EEN 1451-1.

Soil/vent pipework and WC branches: PVC-U to BS EN 1329-1 Kitemarked or to BS 4514 Kitemarked; Cast iron to BS EN 877 with flexible joint couplings; air admittance valves to BS EN 12380 or Agreement certified.

11.07 **Basin Waste & Trap**: Allow for providing 76mm deep seal chrome plated bottle trap and connecting in PVC to svp externally. All exposed pipework internally to be chrome plated.

11.08 **Pipework** : Allow for running all pipework for hot and cold services in copper. General use to BS EN 1057, Kitemarked.

11.09 **Insulation to pipelines** : Material to be flexible closed cell or mineral fibre split tube. Thickness for hot water pipelines to be equal to the outside diameter of the pipe and up to a maximum of 40mm. Internal cold water pipelines minimum of 25mm. Roof space cold water pipelines minimum 32mm. External cold water pipelines minimum 38mm. Fire performance to be Class 1 spread of flame when tested to BS 476-7.

11.10 **Sanitaryware** : Allow the Prime Cost Sum of £3,400 for the supply of all sanitaryware to be supplied by Goslett (contact Mike Short on 020 8969 3466). Note - Our client has placed a 40% deposit for the sanitaryware and this sum will be adjusted within the contract.

£ 3,400

In addition, allow for taking delivery, unloading, storage, protection, and for installation and commissioning of all sanitaryware and associated fittings, including profit and attendance.

1800

**Note** : In order for sanitaryware to work satisfactorily 3 bar water pressure required.

11.11 **Towel Radiator Supply** : Allow for installing a separate circuit for towel radiator in existing first floor bathroom and shower room. Supply to run from basement. Route for pipework to be agreed. Supply to be on separate timer and pump.

price separately

2200

11.12 **Towel Radiators** : Allow for supply and fix of 1 no. new towel JIS Europe Ouse 520 Towel Radiator. Pipes to come from walls and not floor and to be in chrome finish. Allow for chasing pipe runs to towel radiators into wall. Radiator supplied by main contractor.

200