

Tender Specification Document

Project Title: Bloom Moseley - Interior and Exterior Renovation Works

Location: 19 St Marys Row, Moseley, Birmingham, B13 8HW

Client: Bloom Solihull Ltd

Issue Date: 01/04/2025

Revision: 1.0

1. General Overview

This specification outlines the scope of works for the complete refurbishment and fit-out of a multi-use premises including bar, kitchen, restrooms, interior spaces, and external signage and decoration. The contractor shall provide all necessary plant, labour, tools, materials, supervision, transport, waste management, and services to carry out and complete the works described. All activities must comply with current Building Regulations, Health & Safety legislation, CDM Regulations (2015), and best construction practice.

2. Demolition & Site Preparation

Scope of Works:

- Strip out and remove all existing internal fixtures and fittings including but not limited to:
 - Partition walls (plasterboard, timber, or stud).
 - Floor coverings (tiles, safety flooring, vinyl).
 - Suspended ceilings and ceiling finishes.
 - Light fittings, electrical faceplates, and plumbing connections.
- Protect retained building elements during demolition.
- Cap off redundant mechanical and electrical services, made safe by qualified personnel.
- Remove all demolition debris from site to a licensed waste facility.
- Ensure continuous site cleanliness and safety, including dust control and noise management.

Standards & Requirements:

- Waste removal to comply with Environmental Protection Act 1990.
 - Hazardous materials (if discovered) to be dealt with in accordance with COSHH regulations.
-

3. Interior Renovation – Ground & First Floor

Partitioning and Layout:

- Construct new internal walls using plasterboard on metal stud framing or solid blockwork as specified.

- Include fire-stopping and acoustic insulation where required by Building Regulations.

Electrical & Lighting:

- Complete rewire and upgrade of internal electrical system.
- Installation of LED lighting, emergency lighting, and sockets in accordance with BS 7671.
- Power supply for kitchen, bar equipment, and any specialist systems to be installed to load requirements.

Plumbing & Drainage:

- New supply and waste connections to kitchens and restrooms.
- All pipework to be concealed within walls/floor cavities where possible.
- Backflow protection to be included where necessary.

Mechanical Ventilation:

- Supply and install local extraction systems for kitchens and WCs.
- Install fresh air input and mechanical extract where natural ventilation is insufficient.

Flooring:

- Supply and install flooring systems as per designated area:
 - Safety vinyl flooring in WCs and wet zones.
 - LVT flooring in circulation and public areas.
 - All flooring to include appropriate edge trims and transitions.

Surface Finishes:

- Internal wall and ceiling surfaces to be made good, prepared, and painted with durable commercial-grade emulsion.
 - Installation of decorative wallpaper to feature areas as per interior design plan.
-

4. Bar Fit-Out Works**Joinery and Finishes:**

- Fabrication and installation of custom bar cabinetry using moisture-resistant MDF or ply with appropriate finishes.
- Installation of stone or composite countertop with front and rear work surfaces.
- Incorporation of integrated lighting and cable management within bar structure.

Decorative Elements:

- Antique mirror panels to be installed as a backdrop, fixed securely in accordance with manufacturer's guidance.

- Steel frame to be fabricated and installed with powder-coated finish, including any signage or feature lighting supports.
-

5. Commercial Kitchen Installation

Equipment:

- Supply and install all commercial kitchen appliances (oven ranges, extract canopy, prep counters, fridges, dishwashers, etc.) as specified in kitchen equipment schedule.

Ventilation & Extraction:

- Upgrade existing system to meet commercial kitchen ventilation requirements including carbon filters, ductwork, and external discharge point.
- Installation of compliant grease traps and air balancing mechanisms.

Flooring:

- Install non-slip, chemical-resistant flooring system with coving to all upstands and terminations.
- Floor to include drain gullies and floor waste if required.

Compliance:

- All works to conform to food hygiene regulations and be ready for EHO inspection.
-

6. Ground Floor Accessible WC Refurbishment

Demolition & Strip-Out:

- Complete removal of existing fittings, wall/floor tiles, partitions, and pipework.

Refit Works:

- New WC pan, basin, hand dryers, grab rails, and accessories compliant with Part M and DDA.
- New tiling to full wall height and floor with anti-slip rating.
- Full-height partition walls to allow privacy and accessibility.

Doors & Signage:

- Accessible doors with compliant width, handles, and door closers.
 - Braille and accessible signage to be installed.
-

7. External Works – Signage & Entrance Features

Brickwork:

- Cleaning and painting of existing external brickwork using breathable masonry paint in colour approved by the client.

Signage:

- Design, fabrication, and installation of main fascia signage, lighting (spot or strip), and branding elements.

Lighting:

- External-rated light fittings installed to highlight signage and main entryway.

Floral Decoration:

- Supply and install window box planters and floral arrangements around entrance, using a mix of real or high-quality artificial foliage.
-

8. Completion & Handover**Final Inspections:**

- Conduct snagging walk-through with client and contract administrator.
- Address all defects within agreed rectification period.

Commissioning:

- Full commissioning and testing of electrical, plumbing, and mechanical systems.
- Provide operation and maintenance (O&M) manuals and certificates (NIC-EIC, Gas Safe, etc.).

Cleaning:

- Deep clean of all internal areas, fixtures, and glazing.
 - Remove all protection materials, waste, and excess stock from site.
-

9. Programme and Coordination

- Contractor to submit detailed construction programme, outlining key milestones and critical paths.
 - Site coordination with other trades and nominated contractors to be maintained.
 - Weekly progress meetings to be held on-site or virtually.
-

10. Health, Safety & Environmental

- All activities must comply with the CDM 2015 Regulations.
 - Contractor to submit Risk Assessments and Method Statements (RAMS) prior to any works.
 - All operatives must be CSCS qualified; supervisors SMSTS/SSSTS certified.
 - Maintain a site-specific Health & Safety file.
-

11. Quality & Documentation

- All works shall conform to relevant British Standards and Codes of Practice.
- All products and systems to be installed in accordance with manufacturers' recommendations.
- Handover to include:
 - Completion certificates
 - Warranties (minimum 12 months)
 - O&M manual
 - As-built drawings