SCHEDULE OF WORKS

This schedule of works is to be read in conjunction with Head, Roberts & Associates drawings numbered 4418 / 101-106 and HLN Structural Engineers drawings and schedules

1.0	**SITE CLEARANCE AND DEMOLITION WORKS**	**Price**
1.1	All demolition works to comply with BS 6187, refer to HLN Structural Engineers details	
1.2	Allow to cart all obsolete and demolished materials arising from the works from site.	
1.3	All works to be undertaken to avoid damage to the existing adjacent building structures. Protect as necessary.	
1.4	Any hazardous material must be identified prior to removal. Materials to be disposed of in accordance with current statute law.	
1.5	Remove from site all obstacles in the building area not previously removed (potentially 2no containers, paving slabs, debris, trees and roots) and cut back trees to form a clear area.	
1.6	Protect trees that can be retained around the extent of the building works. Cut back as necessary	
1.7	For the duration of the works temporarily remove the existing perimeter fence and store for reuse upon completion of the works. Retain the green palisade fence insitu and protect as necessary	
1.8	Excavate trenches and pits for concrete foundations all to Structural Engineers details. Break out service trenches for the incoming electrical and water supplies; fire and intruder alarms; and the waste and storm water drainage outlet pipework to connect into the existing manholes as indicated on the drawings	
1.9	Inspect the existing buildings and adjacent site areas and identify all services below ground level	
1.10	Protect any manholes and incoming supplies during the works.	
2.0	**EXCAVATIONS AND CONCRETE WORK**	
2.1	Excavate trenches and concrete blind bottoms to Structural Engineer's details.	
2.2	Backfill any excavations taken, wider than required with specified materials, deeper than required with well graded granular material, or lean mix concrete.	
2.3	Pour concrete foundations nom 600mm depth x 700mm width, for walls and external retaining walls, all to HLN Structural Engineers details	
2.4	Lay a new floor slab to the extent indicated by the Structural Engineer, to be on insulation and 200mm Type 1 backfill to Structural Engineers details and details on drawing no 4408/102	
2.5	Provide concrete padstones as detailed by the Structural Engineer to all new horizontal steelwork sections bearing upon masonry	

2.6	Refer to Drainage, Section 3.0 for cover over shallow pipework in the area of the proposed building. Allow for concrete work to suit relaid manholes/pipework.	
2.7	Construct an external 1:12 150mm depth concrete ramp to the front of the proposed roller shutter doors to a level threshold, on backfill to Structural Engineers' details.	
2.8	Provide a mass concrete 1200x1200mm fire exit landing level with the internal floor slab, to form a level threshold outside the proposed personnel door locations	
3.0	**DRAINAGE**	
3.1	Refer to HLH Structural Engineers drawings and details	
3.2	Allow to lift the manholes and check that the drainage layout indicated on the site plan is correct.	
3.3	Allow for testing the drainage system, as work proceeds by water or smoke and on completion by water.	
3.4	Below floor/ground level pipework to be all as the structural engineer's details	
3.5	Allow for all necessary pipework, bends, junctions and associated fittings to connect the stormwater pipework from the downpipes and the foul water from the sink location to an existing inspection chamber to suit falls	
3.6	Excavate drainage trench to inverts and depths to suit including grading bottoms, earthwork support, and backfilling with 20mm nominal size limestone aggregate above beds and surrounds, removal of surplus excavated material from site.	
3.7	Where drainage pipework passes under building provide and place C7 prescribed concrete bed and surround, minimum 150mm thick surround to pipes. Where drainage pipework is within one metre of foundations provide and place C7 prescribed concrete bed, surround and concrete backfill up to level of foundations.	
3.8	Provide and install rodding eye reference SRP1/2 with C20 concrete bed and surround 150mm thick, including all excavation, earthwork support, backfilling and removal of surplus excavated material from site.	
3.9	Upon completion, allow to make good external surfaces to match and be flush with adjoining surfaces.	
3.10	With a cat scan ensure that the incoming service supplies are not touched during the excavations for the new pipe run construction.	
3.11	Allow a provisional sum for unforeseen issues with the drainage connections £500.00	£500
	Gutters and Downpipes	
3.12	Install new 110/150mm half round black upvc gutters and 100mm upvc black downpipes, to match the same on the main activity centre building, to the extent indicated on the drawings	

3.13	Allow to mastic seal each gutter joint.
4.0	**STRUCTURAL STEELWORK**
4.1	Steelwork to be shot blast cleaned to SA 2½ and to receive 2 no. coats of MacPhersons 3131/007 red oxide primer before delivery to site. Any damaged paintwork in transit to be made good.
4.2	Construct all new steelwork to details as Structural Engineers drawings
5.0	**MASONRY**
	General
5.1	Comply with BS 5628 Part 3 'Use of Masonry'
5.2	Blockwork to be 7.3N/mm2 100/140mm Hemelite blocks unless otherwise specified.
5.3	Mortar to proportions in BS 5628 Part 1 1978.
5.4	Allow for smooth pointing to the internal fair faced blockwork walls.
	Internal Party Wall
5.5	Construct internal party wall on foundation to be 140mm thick 7.3Nmm2 blockwork
	External Walls
5.6	Construct new walls, to be brickwork to match existing Activity Centre building, generally yellow multi stock bricks with red brick banding to plinth, horizontal banding and eaves detail all as existing building Cavity wall with 50mm clear with wall ties to suit.
5.7	Provide lintels to support the wall over the personnel and roller shutter doors to structural engineer's details
5.8	Construct external brickwork dwarf retaining walls with facing brickwork, to HLN Structural Engineers details
6.0	**CARPENTRY**
6.1	Generally, comply with BS 5268 Parts 2 and 3, The Structural Use of Timber.
6.2	All nails to BS 1202 Part 1; screws to BS 1210.
6.3	Wrot timber externally to comply with BS 1186 Part 1, Class 1 selected for suitability for Appendix A of the BS and free from pith, arris knots and plugs.

6.4	Treat the timber in accordance with BS 5268 to suit conditions.
6.5	Employ a specialist roof truss manufacturer to design, supply and install the roof truss system to support the roof tiling etc, as indicated on the HLN Structural Engineer's drawing no 0005C
6.6	Provide and lay roof tiling to match Activity Building roof, on nom 50x25mm battens on breathable roof membrane, Kingspan Nilvent or similar (exposed on the underside internally)
7.0	**JOINERY AND IRONMONGERY**
7.1	Generally, comply with BS 1186.
7.2	Timber to be free from loose knots, piths and pockets.
7.3	Provide upvc soffit and fascias to eaves level to receive the gutter fixings to match the existing Activity Centre building
7.4	Allow for protecting the work in this section.
8.0	**NON STRUCTURAL METALWORK**
	Roller Shutter Doors
8.1	Provide 2no electrically/manually chain operated steel roller shutter doors with all associated framing and gear to be designed and supplied by a specialist manufacturer. External factory applied colour coat Cream BS 10C31. Allow for all tracks, hinges, roller brackets, buffer, pneumatic safety bottom edge, bolts etc
	Personnel Doors
	Provide 2no personnel doors as indicated on drawing 4418/101
8.2	Provide 4no nom 600x600mm louvred grills and internal sleeves across the cavity wall, to be located to the front and rear walls of each store area
9.0	**GENERAL PLUMBING**
9.1	Provide a cold-water feed pipe to an instantaneous water heater and sink, to be provided by the scout group, to be located 1500mm from the front elevation on the inside face of the external wall
10.0	**PLASTERWORK AND DRY LININGS**
10.1	No plasterboard and dry lining works

11.0 **FINISHES**

11.1 No internal finishes

12.0 **PAINTING AND DECORATING**

12.1 Refer to Section 3.00 and Finishes Schedule

12.2 Any exposed structural steelwork to be painted undercoat and gloss coat, colour RAL 9010 White.

13.0 **MECHANICAL AND ELECTRICAL**

13.1 Note: Each item is to be priced, one figure for this section cannot be accepted on the tender return

13.2 The work is to be executed by a domestic subcontractor of the Contractor's choice. The Contractor must include for all work and attendances requested by the chosen sub-contractor and include for all profit.

The Contractor must state the proposed sub-contractor prior to tender acceptance.

13.3 Equipment for fire and intruder alarm systems and signage to be supplied and installed by others including all associated cabling with containment as necessary provided by the contractor for these installations.

13.4 Carry out electrical installation as shown on the drawings all in accordance with the 17th Edition of Electrical Engineers Wiring Regulations and the Electricity at Work Act 1989 by an approved current NICEIC registered electrical contractor.

13.5 Any new installation shall be fully rewireable. All wires are to be placed in patent galvanised metal trunking or in conduit.

13.6 Goods and fittings are to be supplied from well-known established proprietary sources. The manufacturer and supply of all materials is to be agreed with the Architects before orders are placed. Where any variations apply no additional cost will be allowed. Philips, GTE Lighting Ltd. Thorn, Compton, GEC Wylex, MK, Crabtree are deemed acceptable.

13.7 All electrical trunking and conduit to be arranged in neat symmetrical patterns to be agreed with the Project Managers before work commences. The whole of the installation is to be firmly secured to the building fabric by means of fastenings, clips or screwed devices.

13.8 The Electrical Contractor is to familiarise himself with all other construction and installations and is to carry out the electrical installation without interference with other works. Where works may conflict the decision of the Project Managers will rule.

13.9 Positions of all points and fittings are shown schematically on the drawings. Final positions are to be marked on site with the Project Managers before work commences.

13.10 The Contractor is to allow for building in all necessary conduits with draw cords and electrical boxes as the work proceeds.

13.11	Provide a completion certificate for electrical works.
13.12	Allow for all builder's work including cutting holes, mortises, chases, drilling to form holes in fair faced work and the like in the structure required for the electrical installation.
13.13	Allow for testing
	Power Supplies
13.14	Provide 2no double socket outlets to each unit, to be 1/3 along the walls and each side as indicated on the drawings
13.15	Provide power supplies to all lighting, emergency lighting and the electrically operated roller shutter door
	Lighting
13.16	Provide LED light fittings as indicated on the drawings with switching to suit. To be obtained from Independent Electrical Supplies, Unit 4-5 Greenwich Road, Maesglas Industrial Estate, Newport NP20 2NN Tel 01633 222212, contact Richard Bowen or similar.
13.17	Provide 4no 40 watt LED IP65 1200mm linear fittings to each storage area, with switching to suit inside the personnel door
13.18	Install new emergency lighting to BS 5266 Part 1 2011 including an EXIT arrow down
13.19	Allow to provide 2no 50 watt LED external floodlights located over each personnel door
13.20	Commission on completion.
	Fire Alarm and Intruder Alarm
13.21	Liaise with BS1 Fire & Security Ltd, Yate Campus, 10 North Road, Yate BS37 7PA, contact Jarrod Sanderson email: jarrod.sanderson@bs1ltd.co.uk and provide a quotation to extend the L5 fire alarm system, to BS 5839, to include smoke detectors and an alarm call point at the final exit; and extend the intruder alarm to cover the store. All wiring in ductwork to be provided between the two buildings by the main contractor
14.0	**EXTERNAL WORKS**
14.1	Remove the existing single gate from the retained green coated palisade fence between the site and the Activity Area and infill the opening with palisade fencing components to match the existing. Relocate the gate with a second new matching handed gate to form a double gate generally in the location indicated on drawing no 4418/104, to be agreed on site, with a latch and padlock
14.2	Break up the existing redundant path in the Activity Area and construct a new path locally to the new access gate, as indicated on drawing 4418/104

	Existing Areas	
14.3	Allow to patch repair the footpath with nom 5m² area of tarmac / concrete finish to match adjoining surface	
15.0	**CONTRACTORS SCHEDULE**	
15.1	The Contractor is to state below any items referred to on the drawings but not included elsewhere in this specification.	
15.2	The Contractor is also to state separately any items he feels should be included in the works but not referred to. These items are to be submitted with the tenders but must not include any alterations to the works and any qualifications of items described in this specification and shown on the drawings.	
	TOTAL (To Tender Summary)	