

SCHEDULE OF WORKS FOR NATWEST BANK, RYDE

To be read in conjunction with Drawings and Specification.

REF	ROOM	Works	COST £
101	EXTERNAL WORKS		
	Canopy	Remove existing cladding and inspect construction for any defects. Re-clad as per Elevation drawings. Re-Clad under cloak to match. Allow for lighting to underside Allow for signage as per specification. Client to confirm font and size.	£ 500 PC
	External Disabled WC	Allow for the removal and relocation of the bike stands and work to the area in front of the door to achieve a Part M compliant Level Threshold. Apply for all relevant permits to work on highways.	
	Roof	Allow for stripping all areas of bitumen and replace with Single Ply Membrane Allow for replacement of substructure also. Allow for all new upstands, cappings, valleys and guttering affected by the works. Includes all bay roofs and Canopy Roof.	
201	INTERNAL WORKS Generally.		
	Ceiling internally	Allow for the underside of the concrete roof to be applied with sprayed cork render to upgrade the thermal value. All other ceilings that are remaining are to be cleaned / painted and any areas impacted by the works are to be made good. Remove all air conditioning units from first floor and allow for replacement AC units throughout. Remove all Suspended timber ceilings throughout and replace with plasterboard, to be plastered and painted. Form new ceilings over New Meeting rooms / Office and WC.	
	Walls	All existing vertical timber cladding to be inspected, any in poor condition to be removed and replaced to match existing. All to be sanded and re-stained. Allow for timber T & G cladding to new Reception wall to match existing. To be capped off using an aluminium trim. All paint colours to be confirmed on site. Trade paint is accepted,	
	Flooring	All flooring where shown on a drawing to be removed. The main lobby area is currently Parquet under the carpet tiles and if possible this is to be retained and LVT over. Allow for work to parquet / substrate with levelling compound.	

		Allow for £35 per sqm for LVT , £25 per sqm for Vinyl and £10 per sqm for Carpet tiles. Include fitting through out.	
	Windows	Allow for provision of secondary glazing for all windows as per L10/ 53 Glazed Screen to Reception desk to be to L10/ 51 Specification Allow for re- filming of windows throughout.	
	GROUND FLOOR		
301	RECEPTION	Form new reception area with open avoid above. New bespoke joinery reception desks. Design to be confirmed. Flooring to be LVT throughout (into Offices).	£6000 PC
302	DISABLED WC	Form new Disabled WC. Sanitary ware to Specification Allow for Sheet Vinyl – Altro or similar with coved skirtings. Allow for tiled splashbacks to sinks only. £25 per sqm. Allow for connecting of new drainage into basement to underside of ceiling. All walls to be blockwork. Allow for Door finger guards	
303& 304	MEETING ROOM	Form new meeting room. Make good walls impacted by the works Allow for LVT flooring throughout. Clients to supply furniture Allow for secondary glazing internally. L10/ 53	
305	LOBBY	Demolition existing offices as indicated on the plans and form new lobby area open to underside of the roof. Allow for small tea station in the lobby area. Water supply and drainage needed. N11 Allow for building two new cupboards in voids either side of front door.	
306& 307	OFFICES & Staff Kitchen	Form new offices. Make good walls impacted by the works Allow for LVT flooring throughout. Clients to supply furniture Remove existing kitchen area and replace with new. N11 Allow for secondary glazing internally. L10/ 53	
308	COPIER ROOM	Form new copier room. Allow for ventilation in door panel.	
309	HALLWAY / STAIRCASE & FIRE ESCAPE	Allow for reconfiguration of doors and fire escapes. Allow to remove existing document lift and replace with new Lift as per X12 / 110 Allow for recovering of existing Stairs on both floors. L30/20	
310	DISABLED WC	Form new Disabled WC connected to the outside . Form new opening in external concrete panels and fit new door.	

		<p>Allow for connecting of new drainage into basement to underside of ceiling.</p> <p>Allow for Door finger guards Sanitary ware to Specification Allow for Sheet Vinyl – Altro or similar with coved skirtings.</p>	
	FIRST FLOOR		
311	STAFF KITCHEN	Form new staff kitchen as per N11	
312	BREAKOUT AREA	<p>Remove existing kitchen and make good areas impacted by the works. Add new doorway from offices.</p> <p>Allow for new Loft hatch and ladder L30 /41</p>	
313	STAFF OFFICE	<p>Remove existing trunking / electrical debris etc.</p> <p>Make good walls and re paint.</p> <p>Allow for new flooring and forming new wall.</p>	
314	HALLWAY STAIRS AND FIRE ESCAPE.	<p>As 309 + Allow for new clear FD60 Glazing in existing frames. Allow to paint frames throughout.</p> <p>Allow for works to lift shaft.</p>	
315 & 316	WCS	<p>Remove existing sanitaryware and flooring from existing WCs.</p> <p>Form new WCS.</p> <p>Allow for tiled splashbacks to sinks only. £25 per sqm.</p> <p>Make good all walls, allow for bathroom paint.</p> <p>Sanitaryware to be as per the schedule.</p>	
317	OFFICE	<p>Form new office.</p> <p>Make good walls impacted by the works</p> <p>Allow for LVT flooring throughout.</p> <p>Clients to supply furniture</p>	
318	WC	<p>Remove existing sanitaryware and flooring from existing WCs.</p> <p>Allow for tiled splashbacks to sinks only. £25 per sqm.</p> <p>Make good all walls, allow for bathroom paint.</p> <p>Sanitaryware to be as per the schedule.</p>	
319	SHOWER ROOM	<p>Remove existing sanitaryware and flooring from existing WCs.</p> <p>Remove existing sanitaryware and flooring from existing WCs.</p> <p>Allow for Aquaboard or similar to shower internal only.</p> <p>Sanitaryware to be as per the schedule.</p> <p>Make good all walls, allow for bathroom paint.</p> <p>Allow to upgrade extractor fan.</p>	Allow £100 per panel