

T260_SCHEDULE OF WORKS

The Pavilion, Downview Hall, Downview Close, East Wittering, Chichester, West Sussex
PO20 8NS

External and internal refurbishment of existing pavilion, 2 no. storage containers with fence enclosure.

The works below are not necessarily scheduled in chronological order. Schedule of works to be read in conjunction with and referenced to all drawings. Please raise any discrepancies between the schedule and other tender documentation at tender stage.

CA = Contract Administrator/Architect.

BCO = Building Control Officer.

SE = Structural Engineer.

	GENERAL	£
01	Prelims: <ul style="list-style-type: none">Refer to separate document – include allowance for scaffolding, temporary support, skips, insurance, supervision, welfare facilities, CDM documentation, preparation of programme and cash flow forecast.	
02	Enabling Works and Site Setup: <ul style="list-style-type: none">Agree with Client site access route to works area. The main access road is to remain shared – retain clear access through and to surrounding areas adjacent to works (such as yard).Agree with Client location of site compound fencing. Supply and install temporary secure hoarding with secure gate and safety hazard signage to site entrance.Agree with Client location of parking for contractors and delivery vehicles.Agree with Client location for storing all contractor's waste. The Main Contractor to dispose of all waste from building works. Skip is required.Check works areas for concealed and buried existing services. Use of existing services for duration of works (existing electric supply, water hot and cold supply) is to be available at no cost.Existing welfare (toilet with hand wash facility, kitchen) is to be available but subject to demolition works therefore, the Main Contractor to provide their welfare facility for duration of works. Agree with Client location of Builder's welfare facility.Isolate services to works areas. Ensure services are maintained and fully functioning to remainder of property.	

03	Removal/Demolition: <ul style="list-style-type: none"> Assumed no asbestos is present. Client to clear out all furniture from all rooms. Client to provide a list of items for salvage prior to start on site. Carefully store items on site for salvage (if any). Temporarily weatherproof and cover external openings where left exposed to the elements. Temporarily support existing structure to form new openings. Carefully remove existing external door and windows, internal partitions, internal doors and door linings and internal fixtures and fittings including wall tiling to enable internal and external alterations. Carefully remove all redundant internal services with their fixtures and fittings throughout; including water tank, heaters, towel rails, hot water and heating piping, wiring, light fittings, vents, louvres, flues etc Carefully remove all redundant external fixtures and fittings; including external light fittings, redundant pipes, grilles etc See SS-P 1601_BR200-series relevant drawings for details 	
04	All Leadwork: <ul style="list-style-type: none"> See SS-P 1601_BR206 Construction Notes for details 	
05	All steelwork: See Structural Engineer's drawings and documents and SS-P 1601_BR200-series drawings for details	
06	All structural timber: See Structural Engineer's drawings and documents and SS-P 1601_BR200-series drawings for details	
07	All structural openings/lintels: See Structural Engineer's drawings and documents and SS-P 1601_BR200-series drawings for details	
08	New external Doors and Windows: <ul style="list-style-type: none"> Main Contractor to supply and install new external windows and external door - see SS-P relevant 1601_BR200-series drawings for details. New windows and doors to include trickle vents, cills and ironmongery, cavity closers, fixings, weather seals, backing rods, sealant, beads and other associated items and all weather detailing to form complete installation, in accordance with Manufacturer's recommendations. 	
09	Internal Doors: <ul style="list-style-type: none"> Main contractor to refurbish all existing internal doors - see SS-P relevant 1601_BR200-series drawings for details; including to make good and redecorate existing leaf, s/w internal door frames, door linings, door stops, ironmongery, architraves fixings, beads and other associated items to form complete installation, decorate see point 18. Main contractor to supply and install new pocket and solid timber door leaves - see SS-P relevant 1601_BR200-series drawings for details; and other associated items to form complete installation, decorate see point 18. 	
10	New internal Partitions: <ul style="list-style-type: none"> Main contractor to supply and install new non-load bearing internal partitions - see SS-P relevant 1601_BR200-series drawings for details; including timber stud, full height 	

	<p>mineral wool insulation to all partitions and SVPs, sole plates, head plates, studs, trimmers, cripple studs, head plates, fixings, strapping, notching, ply sheeting for additional support, dry-linings (see point 11).</p> <ul style="list-style-type: none"> Main contractor to supply and install boxing to all SVPs and ducting to extract fans (wc/ kitchen). 	
11	<p>New dry-lining:</p> <ul style="list-style-type: none"> Main contractor to supply and install drylining to new partitions - see SS-P relevant 1601_BR200-series drawings for details; including fixings, taped and filled joints plaster beads, reinforcement mesh, plaster stops, beads and associated items abutting surfaces, decorate see point 18. Supply and fit moisture resistant plasterboard to new partitions in wcs. Main contractor to supply and install drylining to new pocket door partition - see SS-P relevant 1601_BR200-series drawings for details; including fixings, taped and filled joints plaster beads, reinforcement mesh, plaster stops, beads and associated items abutting surfaces, decorate see point 18. 	
12	<p>New plastering:</p> <ul style="list-style-type: none"> Main contractor to supply and apply plaster skim system to full surface of new partition and pocket door, decorate see point 18. Main contractor to supply and apply plaster skim system to full surface of existing ceiling internal faces throughout, decorate see point 18. Allow to underboard the ceiling if required prior skimming. 	
13	<p>Internal joinery:</p> <ul style="list-style-type: none"> Main contractor to supply and install moisture resistant MDF window boards to all affected windows, decorate – see point 18 Main contractor to supply and install pre-primed MDF pencil round skirting to new partition and pocket door partition, decorate – see point 18 Main contractor to supply and install pre-primed MDF pencil round architrave to match skirting to new pocket door partition, decorate – see point 18 Make good existing window internal timber cills and redecorate – see point 18 Make good existing architraves, door linings, door stops and door frames and redecorate see point 09 and 18 Main contractor to supply and fit new fixtures and fittings - see SS-P relevant 1601_BR200-series drawings for details; including disabled wc fitted cupboard, wc vanity and decorate – see point 18 	
14	<p>New tea-point:</p> <ul style="list-style-type: none"> Main contractor to supply and install tea point fixtures as part of the joinery fitout including worktop and base units, stainless steel single bowl sink and mono tap, design and specification tbc. White goods (fridge/freezer) supplied by others and to be excluded from Tender. Allow p.c. sum for supply - see SS-P relevant 1601_BR200-series drawings for details Main contractor to install new kitchen fixtures and fittings, include all electrical and mechanical associated works to form complete installation (first and second fix). 	
15	<p>New sanitaryware:</p> <ul style="list-style-type: none"> Main contractor to supply and install all new sanitaryware fittings; include dis wc fittings, wc fittings and t-point - see SS-P relevant 1601_BR200-series drawings for details , all fixings, pipework, beads, electrical and mechanical associated works to form complete installation. Main contractor to supply and install fixtures - 1 no. mirror, 1 no. towel hook and toilet paper holder in each wc 	
16	<p>New floor finishes:</p> <ul style="list-style-type: none"> see SS-P relevant 1601_BR200-series drawings for details 	

	<ul style="list-style-type: none"> • Main contractor to strip out existing finishes to expose existing concrete, make good existing • OPTION 1: Main contractor to provide a complete scope of works to polish the existing concrete floors and seal with appropriate sealer as recommended by Manufacturer • OPTION 2: Main contractor to provide an optional complete scope of works for poured resin flooring system to existing concrete floors as recommended by Manufacturer • Finishes to these areas to be reviewed, confirmed and agreed with client – subject to existing exposed concrete floor conditions and specialists advice. 	
17	<p>New wall finishes:</p> <ul style="list-style-type: none"> • Main contractor to supply and install standard format ceramic wall tiling to tea-point counter splashback and wc and dis wc sink splashback; including edge trims to exposed edges, adhesive, grout, bead and other associated items to form complete installation. The client to agree and confirm choice of tiles. • Allow £40 per m2 to supply of tiles. • Decoration of walls and ceilings – see point 18 • Main contractor to supply and install external timber cladding - see SS-P relevant 1601_BR200-series drawings for details, decoration see point 18. 	
18	<p>New decoration:</p> <ul style="list-style-type: none"> • Main contractor to prepare surfaces, supply and decorate all externally rendered walls - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior Paint for masonry, specification and colour (white) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate all retained existing timber windows frames - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior Eggshell Paint for joinery, specification and colour (grey outside, white inside face) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate all retained existing upvc windows frames and doors - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior Paint spray for upvc, specification and colour (grey outside, white inside face) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate all retained existing internal exposed blockwork walls. For walls 2x final coats allow for Diamond Matt for masonry paint standard colour range, specification and colour (grey and white for optional design pattern) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate all new internal walls and ceilings. For ceilings 2x final coats allow for Vinyl Matt paint standard colour range, moisture resistant to all wcs, specification and colour (white) tbc. For walls 2x final coats allow for Diamond Matt paint standard colour range, moisture resistant to all wcs, specification and colour (white) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate, prepare surfaces and decorate all new internal joinery including skirtings, architraves, door linings, window cills, wc vanity unit and full height cupd . For 2x final coats allow for Dulux Trade Satinwood standard colour range, moisture resistant paint in all wcs suitable for mdf for window cills and cup'd door and panelling. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate new external joinery: shutter to hatch and countertop - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior Eggshell Paint for joinery, specification and colour (grey to match window frames) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate new timber cladding - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior stain, specification and colour (dark grey/black to match window frames) tbc. All in accordance with Manufacturer's recommendations. • Main contractor to prepare surfaces, supply and decorate new external timber fence and gates enclosure to re-purposed containers - see SS-P relevant 1601_BR200-series drawings for details. Allow Exterior stain, specification and colour (dark grey/black to match window frames) tbc. All in accordance with Manufacturer's recommendations. 	
19	Builders work in connection:	

	<ul style="list-style-type: none"> • Main contractor to allow for general builders work in connection with other trades, including fit out, plumbing, electrical, heating. • Allow all new extract fans to penetrate and discharge through the roof/ventilated soffit with vent grilles to match the soffit 	
20	Incoming services: <ul style="list-style-type: none"> • Main contractor to allow provisional sum for chasing, excavating and making good to affected areas. The routing to be agreed with Client. • Main contractor to allow new heating and hot water system installation to include new electric heaters and hot water pipework - to specialist details. Make good all areas affected by works. • See points 21-24 	
21	Surface Water Drainage: <ul style="list-style-type: none"> • Main contractor to locate existing buried surface water (SW) drainage pipework and soakaways if present and mark on site and on drawings. • Existing surface water drainage to be retained and adapted if required. • Existing drainage systems disturbed by works to be made good or where broken to be replaced with new to match existing. • Make good all areas affected by works. 	
22	Foul Water Drainage: <ul style="list-style-type: none"> • Main contractor to locate existing buried water (FW) drainage pipework and mark on site and on drawings. • Existing foul water drainage to be retained and adapted to allow new connections. • Existing drainage systems disturbed by works to be made good or where broken to be replaced with new to match existing. • Make good all areas affected by works. • Supply and install new foul water drainage as required - see SS-P relevant 1601_BR200-series drawings for details. • Test to satisfaction of BCO. 	
23	Electrical installation: <ul style="list-style-type: none"> • Main contractor to allow for complete electrical installation. The routing and meter location of new supply to be agreed with Client. Works by registered competent person and certification to satisfaction of BCO be provided on completion. Assume for tender purposes that the existing installation is capable of extension (inspect prior to pre-contract meeting and report). • Design, supply and install the complete system including altering, extending and connecting to existing electrical system – internal/external lighting and internal/external power and associated builders works in connection and making good; including chasing, drilling, notching, fixings, conduit, wiring, fixtures, fittings, electrical items, testing, calibrating, certifying, making good affected areas. Works in connection with plumbing installation. • Adjust all existing and install new electric heating and hot water system throughout. Allow p.c. sum for supply fittings - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to supply and install lighting and power fittings. Allow p.c. sum for supply fittings - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to supply and install mains interlinked smoke detection - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to supply and install extract ventilation system 3 decentralised continuous mechanical extract - these must be inconstant dmev fans by www.airflow.com - clk/wc 6 l/s mechanical ventilation testing, commissioning and certification confirming flow rates achieved to be provided to BCO - see SS-P relevant 1601_BR200-series drawings for details. Test, commission and provide certification. • All power sockets and switches to be metal clad finish with exposed galvanised conduit. <p>Power sockets and switches quantity schedule:</p>	

	<p>04C T-point:</p> <ul style="list-style-type: none"> • 3 No double sockets above worktop • Fused spurs to suit fridge/freezer • Power to suit electric water heater and plumbing installation 	
24	<p>Plumbing:</p> <ul style="list-style-type: none"> • Main contractor to design, supply and install the complete new system including altering, extending and connecting to existing plumbing system - hot/cold water, heating and above ground drainage. • Works by registered competent person and certification to satisfaction of BCO be provided on completion. • Check water pressure prior to start on site and advise. For tender purposes assume pressure adequate. • Alter existing plumbing installation and extend with new plumbing installation throughout extension and associated builders works in connection, including chasing, drilling, notching, fixings, concealed and surface mounted drainage, water, and heating pipework, wiring, fixtures, fittings, testing, making good affected areas. • Main contractor to adjust all existing and install new electric heating and hot water system throughout – see point 20. Allow p.c. sum for supply heater fittings - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to supply and fitting all hot/cold water supplies and all ground drainage in connection with. • Allow for fitting and final connections to white goods supplied by client • Test, commission and provide certification. 	
EXTERNAL WORKS		
25	<p>Hard landscape:</p> <ul style="list-style-type: none"> • Main contractor to adjust existing and construct new sub-base and concrete perimeter hardstand - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to supply and install new ramp and railing complete installation with suitable substrate and concrete finish - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to prepare gravel sub-base for new re-purposed containers - see SS-P relevant 1601_BR200-series drawings for details • Main contractor to make good areas disturbed by the works and alterations to existing. • Main contractor to remove remained broken slab from areas disturbed by the works, and infill with suitable subbase for new external hardstand. • Leave the site in a tidy and level condition. • Main contractor to supply and install footings, timber slat fencing and gate to re-purposed containers enclosure - see SS-P relevant 1601_BR200-series drawings for details, decoration see point 18. 	
26	<p>Soft landscape:</p> <ul style="list-style-type: none"> • Main contractor to reinstate topsoil to areas disturbed by the works and leave ready for seeding/turfing. Seeding and/or turfing by client • Main contractor to reinstate and make good existing planting borders as best possible. • New soft landscaping supplied and installed by client – exclude from the Tender. 	
SUNDRIES		
27	<ul style="list-style-type: none"> • Main contractor to make good existing roofing membrane and supply and install thermal insulation in the loft at ceiling level - see SS-P relevant 1601_BR200-series drawings for details 	
28	<ul style="list-style-type: none"> • Main contractor to supply and install logo/signage to client's specification, design tbc - see SS-P relevant 1601_BR200-series drawings for details 	

29	<ul style="list-style-type: none"> Main contractor to supply and install new external wall infill - see SS-P relevant 1601_BR200-series drawings for details; including blockwork, render, insulation, wall ties, cavity tray, weep holes, cavity closers, dry-lining. 	
30	<ul style="list-style-type: none"> Main contractor to supply and install new containers - see SS-P relevant 1601_BR200-series drawings for details 	
	SUB TOTAL	

	£
SUB TOTAL FROM ABOVE	
CLIENT'S CONTINGENCY	
TOTAL (EX VAT)	