

BROXTOWE BOROUGH COUNCIL

LOMBARDY LODGE REFURBISHMENT



PRICED SCHEDULE OF WORKS

DECEMBER 2015

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LOMBARDY LODGE REFURBISHMENT

1:00 DEMOLITIONS:

1:01 GENERAL

All work is to be carried out in accordance with all relevant building regulations and building control instructions and to the satisfaction of the Contracts Administrator. Please note that Building Regulations will apply for this development (to be obtained by the Council). If, in the opinion of the contractor, any detail or part of the specification does not conform to current Building Regulations, they should contact the Contract Administrator before submitting their tender. All work should be based upon drawings No. CW16:011:001 - CW16:011:003, CW16:011:008 – CW16:011:014 and structural engineer's drawings 15-123 sheet 5 (see Appendix 2).

1:02 SITE PREPARATION

The Contractor will allow for all site preparation (and future reinstatement) to facilitate the works; including but not limited to:

Propping of existing roof structure during demolitions.
Protection of the site – including weather protection.
Erection of temporary hoarding
Protection of existing structures and landscaping.

1:03 DEMOLITION

1:03:01 Allow for disconnecting all existing electrical fittings and lighting within the demolition area and trace cabling back to source. Handover all electric fittings in good working order to Client.

1:03:02 Remove aluminium glazed curtain walling, including doors and frames within areas of works to front entrance.

**NOTE: Allow to temporary prop roof structure during demolition.
Allow for co-ordination with Client's sub-contractor to disconnect access control door release system.**

1:03:03 Remove aluminium glazed curtain walling to rear glazed link.

NOTE: Allow for temporary weather protection.

1:03:04 Remove planting from area of works and excavate to reduced levels.

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| 1:03:05 | Remove concrete slabs from area of works, handover all good quality slabs to Client for re-use, and excavate to reduced levels. | | |
| 1:03:06 | Remove carpet tiles as shown and set aside for re-use as required. | | |
| 1:03:07 | Remove suspended ceiling tiles and set aside all good quality tiles to handover to Client. | | |
| 1:03:08 | Carefully remove existing glazed UPVC panels EW01 – EW08 and set aside for re-use. | | |
| 1:03:09 | Carefully remove metal handrails to existing ramp and handover to Client. | | |
| 1:03:10 | Demolish plasterboard ceiling to garden side of front entrance. | | |
| 1:03:11 | Demolish and cart away from site low level boxing to pipes in front entrance. | | |
| 1:03:12 | Cart away from site all debris arising from the demolitions. | | |

2:00 STRUCTURE:

2:01 FOUNDATIONS

Form concrete foundation pad on prepared base to front elevation.

Form concrete foundation pad to prepared base to garden side of front entrance.

2:02 STRUCTURAL STEEL

Supply and fit structural steel framework to Engineer's details 15-123 Issue 3.

2:03 STRUCTURE

2:03:01 Construct double leaf wall as shown on drawing CW16.011.010. Use Plasmor "plascon" dense blocks below ground level with lean mix concrete infill to cavity.

Above ground level continue wall with inner leaf 100 mm Thermalite "Shield" blockwork and outer leaf 100 mm brickwork – colour to be confirmed, as shown on drawing CW16.011.009.

Allow for 50 mm clear gap and 50 mm Celotex CG5000 insulation to cavity with cavity ties at 600 mm centres horizontally and 450 mm max vertically. Allow to use Ancon Staifix Universal wall starter system at junction with existing.

Allow for Catnic lintels with min bearing 150 mm above new double entrance door. Allow for 100 x 100 mm hollow section steel post to door reveal.

2:03:02 Construct structural framework above window line from 100 x 50 mm sw studs and 12 mm OSB board both sides. Tie back to existing structural floor and side walls.

Allow to fix vapour check barrier to inner face of OSB board and breather membrane to outer face with 100 mm quilt insulation between studs.

2:03:03 Clad studwork frame with Marley Eternit "Equitone" cladding laid out to pattern as shown on drawing CW16:011:014, colour to be agreed. Allow for 38 x 38 sw studs to provide ventilated cavity.

Allow for Marley ventilation grills to cloak gap at base.

3:00 ROOF:

- 3:01 Supply and fix 50 x 100 mm C16 rafters at 400 mm centres as to Engineers calculations, hung off galvanised steel joist hangers and notched over 178 x 102 UB eaves tie with 50 x 50 mm noggins between rafters.
- 3:02 Supply and fix 18 mm WDP plywood deck on rafters with layer of vapour control barrier above. Lay 150 mm Celotex EL3000 insulation layer on vapour barrier.
- 3:03 Lay Icopal Monarplan single ply roof covering or similar approved, to entire extent of roof with Icopal Sureplan FPO standing seam. Allow to provide for manufacturer approved up stands and roof trims and edge trim to perimeter of roof. RAL colour Light Grey 7001.
- 3:04 Supply and fit dark grey 18 mm thick UPVC fascia board.
- 3:05 Allow for 114 mm square style powder coated gutter and 65 mm square. rainwater down pipe.

4:00 CEILINGS

- 4:01 Remove existing plasterboard ceiling to entrance lobby. Replace with layer of 12.5 mm Gyproc Fireline board taped and jointed. Finish with 2.5 mm plaster skim finish.
- 4:02 Remove existing suspended ceiling tiles to entrance lobby as shown on drawing CW16:011:012 and replace with Armstrong "Ultima +" Tegular 600 x 600 x 19 mm tiles. Allow for exposed 24 mm grid system wire suspension and 38 x 38 black painted shadow batten to perimeter. Also allow for Armstrong downstand ref. BP544206 to perimeter with window.

5:00 WINDOWS AND DOORS:

5:01 WINDOWS

5:01:01 Supply and fit aluminium windows W01 – W04 as specified on quotation ref. No. Q027856 from nominated subcontractor:

5:01:02 Supply and fit aluminium sliding folding doorset D02 as specified on quotation ref. No. Q027856 from nominated subcontractor.

5:01:03 Supply and fit composite lean-to conservatory to glazed link as specified on quotation ref. No. Q027856 from nominated subcontractor

Nominated Glazing Sub- contractor;

Bonam & Berry
Architectural Glazing Systems
Glaisdale Drive East
Nottingham
NG8 4GU

Contact: Mr Andrew Spencer
Tel: 0115 900 8250.

5:02 EXTERNAL DOOR

Supply and fit door and ironmongery to door D01 as specified on attached quotation no. DE15514 and drawing no. Q15514/1/1 from nominated sub-contractor:

F. Bamford (Engineering) Ltd.
Ajax Works
Whitehill
Stockport
Cheshire
SK4 1NT

Tel: 0161 4806500
Fax: 0161 4807693

5:03 GLAZED SCREEN

Fit reclaimed UPVC glazed screens EW01 – EW04 as shown on drawing CW16:011:009.

6.00 ELECTRICAL INSTALLATION

6:01 GENERALLY

Regulations

The work must be carried out by a member of the National Inspection Council for Electrical Installation Contracting and shall comply with the latest edition of the Regulations for the Electrical Equipment of Buildings issued by the Institution of Electrical Engineers including all current amendments, the 16th Edition of the IEE Wiring Regulations, Building Regulations, Regulations of the local electricity supply authority, British Standards Code of Practice, Health and Safety at Work Act, Electrical Equipment (Safety) Regulations, Plug and Socket (Safety) Regulations and the Gas Safety (Installation and Use) Regulations 1994.

6:02 Testing

- The contractor will supply all notices upon the supply Authority for testing, pay all fees in connection therein and any additional fees required for re-testing.
- The installation shall be tested for insulation and continuity in accordance with the I.E.E. Regulations as the work proceeds and before any connection is made to the switch or consumer unit terminals.
- In the event of either materials or work, with or without being tested, be considered defective, such materials or work at the contractor's own expense, shall be amended immediately in a proper and satisfactory manner, upon notification by the Supervising Officer.

6:03 Earthing and Bonding

- P.M.E. earthing shall be used if the local supply authority will make it available. All installations must be fitted with R.C.D. Protection.
- The contractor shall include for bonding all services and ascertain from the supply authority that they will supply an earthing terminal or allow earthing to their incoming cables.
- If the Supply Authority will not accept the above methods, for earthings, the Contract Administrator must be informed forthwith.

6:04 Position of Points

- The position of sockets to be generally 300 mm above FFL.
- New lighting switches to be located at a height of between 1000 mm and 1200 mm above FFL.
- Lighting controls to be wired back to the office and linked to externally placed light sensor.
- External lights to be supplied with both a timer and Photocell controller.

6:05 Equipment

The electrical equipment shown on drawing CW16:011:012 is available from the following companies:

Dimplex
Millbrook House
Grange Drive
Hedge End
Southampton
SO30 2DF

and

MK Electric
The Arnold Centre
Paycocke Road
Basildon
Essex
SS14
Tel: +44 (0)1268 563000

6:06 Lighting

The lighting shown on drawing CW16:011:012 is available from:

Havells Sylvania Europe Ltd
Longbow House
14 – 20 Chiswell Street
London
EC1Y 4TW

Tel: 0207 011 9700
Fax: 0207 256 6370

7:00 EXTERNAL WORKS

7:01 DRAINAGE:

Supply and fit back inlet gulley to base of rainwater downpipe with Universal drain adaptor. Allow for supply and fit of rodding eye as shown on drawing CW16:011:011.

Run length of 110 mm solid wall plastic drain pipe from back inlet gulley into existing manhole. Allow to lay on bed of sand blinding at gradient of 1:40 with minimum cover of 900 mm beneath paving.

Supply and fit Aco Slot drain to junction of block paving and public pavement – run outfall into grassed area.

7:02 PAVING:

Supply and lay 150 mm MOT type 1 sub base comprising of 20 mm aggregate on bed of sharp sand.

Supply and lay 50 mm 6mm jointing aggregate. Supply and lay 65 mm Marshall's Conservation Paving, 200 x 400 mm and 400 x 400 mm as shown on drawing CW16:011:011.

Allow for DPM layer to perimeter of building and 100 mm pea gravel between DPM and paving.

Allow for fitting external lighting, recessed and bollard, to paving.

7:03 PLANTING:

Supply and plant Sedum "Golden Queen" to areas as shown on drawing CW16:011:011.

7:04 ROOF SUPPORT:

Supply and fit powder coated steel uprights as shown on drawing CW16:011:013.

7:05 PORCH ROOF:

Construct porch roof to front elevation constructed of a framework comprising 75 x 100 mm sw rafters at 400 mm centres, supported off ms galvanised joist hangers and powder coated steel uprights. The framework to be clad in 18 mm WBP plywood faced with powder coated aluminium to form fascia and soffit.

Supply and install sedum roof, built off 18 mm WBP plywood base, comprising the following layers:
waterproof membrane, root barrier, filter fleece, water retention layer
topped with 50 mm coarse substrate and 25 mm substrate with sedum mat with vegetation.

8:00 DECORATION

8:01 INTERNAL DECORATIONS

8:01:01 Skimmed Ceilings & Walls:

Generally prepare and apply one mist coat and two full coats of matt emulsion to new skimmed ceilings and walls. Colour to ceiling to be Brilliant White, colour to walls to be agreed.

8:01:02 Existing Walls:

Painted walls within area of works to receive one mist coat and two full coats of vinyl matt emulsion (eggshell). Colour to be agreed.

8:01:03 New Timberwork:

Prepare, prime, undercoat and gloss paint all new sw timber work using one primer and two full coats. Colour to be Brilliant White.

8:02 FLOOR COVERINGS

8:02:01 Existing carpet tiles to Glazed Screen to be re-laid.

8:02:02 Prepare surface and lay 2.5 mm Karndean Niveus vinyl flooring to manufacturers recommendations, colour to be agreed.

Contact:

Karndean Designflooring
Fao Ben Walton
Tel: 01386 820104
M: 07885 460868

9:00 FITTINGS

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| 9:01.01 | Supply and fit 12 mm veneered plywood lining to window reveals. | | |
| 9:01.02 | Supply and fit preformed aluminium window cills to external face of new windows. | | |
| 9:01.03 | Supply and fit sw window cills to internal face of new windows. | | |
| 9:01.04 | Supply and install sw timber framework to form planter to first floor corridor link, comprising of 38 x 38 sw studs , 18 mm marine ply base and faced with Formica veneered 18 mm marine plywood. | | |
| 9:01.05 | Refit timber handrails to ground floor front entrance. | | |
| 9:01.06 | Refit timber handrail to rear glazed link. | | |

LOMBARDY LODGE - TOTON

COLLECTION

Preliminaries and General	£
1.0 Demolitions	£
2.0 Structure	£
3.0. Roof	£
4.0 Ceilings	£
5.0 Window & doors	£
6.0 Electrical Installation	£
7.0 External Works	£
8.0 Decoration	£
9.0 Fittings	£

TOTAL WORKS CARRIED FORWARD TO COLLECTION

TENDER BREAKDOWN

WORKS TOTAL	£
BOND	£
CONTINGENCY	£3,000.00
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TENDER SUM	