

SCHEDULE OF WORKS

Project:

Various refurbishment works including re-roofing, providing insulation to existing walls, new heating & hot water system, and Solar PV installation and electric vehicle charging point.

Address:

St Newlyn East Village Hall, Neeham Road, St Newlyn East, TR8 5LE.

Client:

St Newlyn East Village Hall Committee.

Date:

February 2024

Revision:

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SECTION 3:
PROVISIONAL SUMS:

Item	Description	Lump Sum
3.00		
3.01	Supply and installation of new fire shutter to Kitchen servery hatch.	£ 6,000.00
3.02	Supply and installation of new kitchenette units / worktop & sink to Meeting Room.	£ 3,500.00
3.03	Supply and install reception desk to new reception area.	£ 2,000.00
	Provisional Sums Total	£ 11,500.00

Contingency sum:

£5% of the tender price

SECTION 4
SCHEDULE OF WORKS:

SITE APPRAISAL:

The Contractor is expected to visit the site during the tender process to familiarise himself with the existing building and site including access and any other matters to be considered and allowed for when pricing the tender. To understand the works to be carried out and the sequence and methods by which they are most efficiently conducted.

ITEM	DESCRIPTION OF THE WORKS	LUMP SUM
4.00		£
4.01	<p><u>PRELIMINARIES:</u> Allow for all costs associated with management and staff, site establishment including WC provisions, security, safety and environmental protection, control and protection, common user mechanical plant, common user temporary works, the maintenance of site records, completion and post completion requirements, cleaning, fees and charges, site services and insurance, guarantees and warranties. The contractor to allow for a secure site compound, for the safe storage of materials on site.</p> <p>*****</p>	
4.02	<p><u>MEETING ROOM:</u> Contractor to protect all finishes such as tiles/vinyl/carpet, underlay and grippers.</p> <p>Isolate supplies and strip out kitchenette area of all units and dispose.</p> <p>Walls: Contractor prepare existing rendered and painted wall surfaces ready for re-plastering.</p> <p>Once prepared, wall surfaces and internal window reveals to be plastered with 5mm plaster skim finish.</p> <p>New plasterwork to be painted with two coats of vinyl emulsion over one mist coat to employer's choice of colour - Client to confirm.</p> <p>Ceiling: Contractor to prepare existing ceiling with a coat of SBR primer (Existing ceiling has 'Artex' type textured finish) - Contractor to make reference to Asbestos report.</p> <p>Once prepared, ceiling surfaces to be plastered with 5mm plaster skim finish.</p>	

4.03	<p>New plasterwork to be painted with two coats of vinyl emulsion over one mist coat to employer's choice of colour.</p> <p>Services: Contractor to allow for the provision and installation of new electrics, to include light fittings, light switches, plug sockets, BT point, etc. Final positions of light fittings, switches & sockets TBC by Client. Allow 19.6 linear m of trunking, allow 16 double power sockets. Replace existing light fittings with new LED light panels 4 No. Minimum of 1 light to be a non-maintained emergency light of minimum 1 hours durations. Light switching to include occupancy sensor.</p> <p>Kitchenette: The Contractor to allow the sum indicated within Section 3 provisional sums for the kitchenette works, which are to include: Contractor to provide power and plumbing supplies (hot, cold and waste) to suit new kitchenette layout.</p> <p>Contractor to supply and install splashback to full length of sink and drainer including boxing and end return wall, comprising 3 rows of 'Metro' 100x200mm white gloss bevel edged tiles with white grout installed in staggered 'brick bond' pattern, with white PVCu edging beads as required.</p> <p><u>CORIDOR & LOBBY:</u> Ceiling: Contractor to protect all finishes such as tiles/vinyl/carpet, underlay and grippers.</p> <p>Contractor to prepare existing ceiling with a coat of SBR primer (Existing ceiling has 'Artex' type textured finish) - Contractor to make reference to Asbestos report.</p> <p>Once prepared, ceiling surfaces to be plastered with 5mm plaster skim finish.</p> <p>New plasterwork to be painted with two coats of vinyl emulsion over one mist coat to employer's choice of colour – Client to confirm.</p> <p>Supply and fit 3 no. new Fakro SFH 350 Light Tunnel sunpipes to corridor (with flashing kit to suit the profile of the roof covering), making good existing ceiling around installation - Cutting through & flashing into roof cladding sheets to be carried out by specialist Roofing Contractor.</p> <p>Alterations to Walls:</p>	
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4.04	<p>Demolish walls to small store adjacent to main entrance door, remove door and linings and dispose. Existing ceiling has 'Artex' type textured finish - Contractor to make reference to Asbestos report.</p> <p>Allow for making good, floor, ceiling and walls. Floor to be ready to receive new finish.</p> <p>Walls to be painted with two coats of vinyl emulsion over one mist coat to employer's choice of colour - Client to confirm.</p> <p>New Internal Door (D:02): Form opening for new double doorway, breaking through existing blockwork wall and installing a suitably sized pc concrete lintel with min 150mm bearing at each end. Opening size 1780mm wide x 2050mm high.</p> <p>Contractor to allow for the supply and fit of a new primed, flush faced FD30S double door set with glazed vision panels, 2x 838mm wide door leaf c/w door frame, door stops, ironmongery and signage, type/style of ironmongery TBC with Client.</p> <p>Allow for decoration of new door with one base coat primer and one top coat of Gloss/Satin to employers choice of colour - Client to confirm.</p> <p>Electrics: Provide min 1 hour duration non-maintained emergency light/exit sign above new door (D:02) on hall side, to be good quality, LED and fit for purpose.</p> <p>Provide 3 no double power sockets and data point adjacent to newly created reception desk, allowing for chasing in of electrical cabling where required, and making good.</p> <p>Contractor design to allow for revised lighting layout in enlarged lobby/reception area, light fittings to be good quality, LED and fit for purpose. Minimum of 1 light to be a non-maintained emergency light of minimum 1 hours durations.</p> <p>Reception Desk: Contractor to allow the sum indicated within Section 3 provisional sums for the supply/fabrication and installation of a dual height reception desk. Extent of desk area and its materials/finish TBC with the Client.</p> <p>MAIN HALL: New External Door (D:01):</p>	
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	<p>Remove existing window and dispose. Break out wall down to floor level. Reduce opening width using new cavity blockwork to match existing and allow for finishing externally and internally to match existing.</p> <p>Supply and fit new double glazed double fire door with panic bars and fixed fan light over, in white PVCu.</p> <p>New External Door (D:03): Remove existing PVCu panelled external doors and dispose. Take out existing lintel/s over. Increase height of opening, place new Catnic steel lintel with min 150mm bearing each end, set at matching height to adjacent windows. Install separate cavity tray, with stop ends and weep vents. Allow for finishing externally and internally to match existing.</p> <p>Supply and fit new double glazed double fire door with panic bars and fixed fan light over, in white PVCu.</p> <p>Fire hatch to Kitchen: Remove and dispose of existing hatch retractable shutter.</p> <p>Reduce opening size in blockwork (matching constructions below counter level) with plaster skim finish to both sides.</p> <p>Decorate to match existing.</p> <p>Contractor to supply and fit new retractable 30 minute fire resisting shutter to Client's choice - Client to confirm. (Refer Section 3 provisional sum).</p> <p>New Cupboards: Contractor to build up new studwork framing in 90x38mm C16 studs at 600mm c/c with head and sole plate and half height noggins. Nominal 38x100mm C16 ceiling joists at 400mm c/c, decked to top with 18mm P3 particle board. Cupboard ceiling joists set at nominal 2.5m above floor. Form 4 no openings 1780 x 2050mm high. Sheathing on the external face with 12mm ply. Clad internally and externally with 15mm Fireline plasterboard and 2mm Gypsum skim to receive decoration. Internal ceiling of 15mm Fireline plasterboard.</p> <p>Contractor to allow for the supply and fit of a new primed, flush faced FD30S double door set, 2x 838mm wide door leaf c/w door frame, door stops and signage. Master and slave doors, with internal top and bottom slide bolts to slave, and mortice lock with recessed external pull handle to master.</p>	
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4.05	<p>Allow for decoration of new doors with one base coat primer and one top coat of Gloss/Satin to employers choice of colour - Client to confirm.</p> <p>Electrics: Within Hall provide min 1 hour duration non-maintained emergency light/exit sign above new doors (D:01), (D:02) and (D:03). Externally provide min 1 hour duration non-maintained emergency bulkhead light above doors. Lights to be good quality, LED and fit for purpose.</p> <p>Contractor to strip out and dispose of existing lighting and associated wiring.</p> <p>Supply and fit new lighting system to hall ceiling including new wiring to contractor design, light fittings to be good quality, LED and fit for purpose. Switching to include occupancy sensor.</p> <p>BACK STAGE: New External Door (D:04): Remove existing timber external doors and dispose.</p> <p>Supply and fit new double glazed double fire door with panic bars in white PVCu. Allow for finishing externally and internally to match existing.</p> <p>New Cupboards: Contractor to build up new studwork framing in 90x38mm C16 studs at 600mm c/c with head and sole plate and half height noggins. Nominal 38x100mm C16 ceiling joists at 400mm c/c, decked to top with 18mm P3 particle board. Cupboard ceiling joists set at nominal 2.5m above floor. Form 3 no openings 1780 x 2050mm high. Clad internally and externally with 15mm Fireline plasterboard and 2mm Gypsum skim to receive decoration. Internal ceiling of 15mm Fireline plasterboard.</p> <p>Contractor to allow for the supply and fit of a new primed, flush faced FD30S double door set, 2x 838mm wide door leaf c/w door frame, door stops and signage. Master and slave doors, with internal top and bottom slide bolts to slave, and mortice lock with lever handle to master.</p>	
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4.06	<p>Allow for decoration of new doors with one base coat primer and one top coat of Gloss/Satin to employers choice of colour - Client to confirm.</p> <p>Electrics: Within Back Stage area provide min 1 hour duration non-maintained emergency light/exit sign above new door (D:04). Externally provide min 1 hour duration non-maintained emergency bulkhead light above doors. Lights to be good quality, LED and fit for purpose. Light switching to include occupancy sensor.</p> <p><u>HEATING SYSTEM:</u> Decommission existing boiler and heating/hot water system and strip out and dispose.</p> <p>Excavate for and cast nominal 150mm thick base slab for external heat pump units – for tender assume 1.2 x 2.4m – actual size TBC by supplier/installer. Excavated material may be disposed of on site subject to Client agreement.</p> <p><i>[WORKS BY OTHERS - Renewables Contractor to design and install new air source heat pump heating and hot water system to suit the demands of the building and its usage/temperature requirements.</i></p> <p><i>To comprise LST (Low Surface Temperature) radiators in all rooms, and hot water cylinder/s, all with 24 hour 7 day programmer, timer, thermostatic and zoned control.</i></p> <p><i>Hot water cylinder/thermal store/s to have a back-up immersion heater with timer and thermostat control. Cylinder to be located within the existing plant room, and connected to the building's existing hot water plumbing system.</i></p> <p><i>Location of heat pump TBC following liaison with the Client and supplier/installer (position shown on plan is indicative only). (Note: Subject to location a protective enclosure around the units may be required to prevent accidental damage)].</i></p>	
4.07	<p><u>EXISTING ELECTRIC DISTRIBUTION BOARD:</u> Renewables Contractor to liaise with the General Builder's electrician regarding assessment of the building's existing electrical distribution board/consumer unit installation, to assess suitability for integration with the new PV and battery storage system, and excess production export meter and connections.</p>	

4.08	<p>If the existing apparatus cannot accommodate integration, advice is to be given to the general builder's electrician as to upgrade works required.</p> <p>Unsuitable apparatus and any substandard wiring to be stripped out and disposed. New distribution board/consumer unit and associated wiring to be installed.</p> <p><u>FIRE ALARM:</u></p> <p>Contractor to arrange for the existing fire alarm panel to be assessed for its ability to accommodate the additional call points to be installed to the new escape routes.</p> <p>Allow for the extension and adaptation of the existing fire alarm system to suit the changes to the layout of the premises including all equipment associated with the new/additional escape routes.</p> <p>Strip out and dispose of all redundant alarm wiring.</p>	
4.09	<p><u>EXTERNALLY - ROOF:</u></p> <p><u>Roof Cladding:</u></p> <p><i>[ALL WORKS BY OTHERS – Roofing Contractor to remove existing profiled metal roofing sheets, soffit & fascia trims, etc, insulation (if any), the internal liner panels and spacer brackets/rails to be removed and disposed (recycled); including cladding to gable ends and wall above lean-to roof.</i></p> <p><i>Supply and install new built up roof comprising - 0.70mm gauge white liner, bar and bracket insulation void spacer system, mineral wool/glass fibre insulation as per cladding manufacturers specification to achieve 0.16 U-value, new outer sheet in a 32/1000 profile, LG coated – Colour – Goosewing Grey.</i></p> <p><i>Supply and install translucent triple skinned in-plane rooflights for a maximum of 15% of the duo-pitched roof area – exact locations of rooflights subject to Client requirements and the arrangement of existing roof structure.</i></p> <p><i>To include all seals, flashings, ridge, verge, drip, fascia and soffit trims, colour matched.</i></p> <p><i>Roof to achieve U-value of 0.16W/m²K or better.</i></p> <p><i>Roofing Contractor to confirm suitability of roofing system to accommodate loading imposed by PV panels.</i></p> <p><i>(PV panels to be installed by others - to be roof mounted using MCS certified bracketry/fixing system approved by the roof cladding manufacturer)].</i></p> <p><u>Gutters:</u></p>	

	<p><i>[ALL WORKS BY OTHERS - Roofing Contractor to remove existing guttering and downpipes and dispose.</i></p> <p><i>Supply and fit new 150mm dia half round/square section LG coated steel gutters colour matched to roof/fascia, and 100mm dia circular downpipes, including all new bracketry, outlets and gutter end caps].</i></p>	
4.10	<p><u>EXTERNALLY - WALL CLADDING (GABLES & ABOVE LEAN-TO):</u></p> <p><i>[ALL WORKS BY OTHERS - Roofing Contractor to remove existing profiled metal wall cladding sheets, fascia trims, etc, insulation (if any), the internal liner panels and spacer brackets/rails to be removed and disposed (recycled).</i></p> <p><i>Supply and install new wall, comprising of: – 0.70mm gauge white liner, bar and bracket insulation void spacer system, mineral wool/glass fibre insulation as per cladding manufacturers specification to achieve 0.18 U-value, new outer sheet in a 32/1000 profile, LG coated – Colour – Goosewing Grey.</i></p> <p><i>To include all seals, flashings, ridge, verge, drip, fascia and soffit trims, colour matched.</i></p> <p><i>Wall to achieve U-value of 0.18W/m²K or better].</i></p>	
4.11	<p><u>EXTERNALLY – EXTERNAL WALL INSULATION:</u></p> <p><i>Prior to commencement of the works, all existing external meter boxes, satellite dishes, flues, ventilation ducts & grilles, and gas & mains water connections to be removed, and put into safe storage ready for subsequent re-fitting.</i></p> <p><i>All windows to be fitted with their new extended cills prior to wall insulation.</i></p> <p><i>Previously removed meter boxes, satellite dishes, grilles, etc, to be re-fitted to the new wall finish using the EWI manufacturer's recommended fixing systems.</i></p> <p><i>[WORKS BY OTHERS - The Wall Insulation Contractor to prepare the existing walls surface to the External Wall Insulation manufacturer's instructions.</i></p> <p><i>Fix a Premium EPS EWI insulation board to achieve a U-value of 0.18 W/mK.</i></p> <p><i>Boards to be fixed in accordance with manufacturer's instructions (bonded and/or mechanically fixed with plastic insulation anchors as specified by manufacturer).</i></p> <p><i>At reveals and to lintels fix nominal 25mm EPS EWI sealed to the window/door frame in the manner specified by the manufacturer.</i></p>	

4.12	<p>Apply a thin coat render system to insulation manufacturer's recommendations incorporating EML or glass fibre mesh reinforcement installed with all relevant beads / angles / bellcast former, etc, as specified by the manufacturer.</p> <p>At DPC level, a starter rail / track formed of PVCu or other low thermal conductivity material to be used.</p> <p>At DPC form bellcast.</p> <p>Below DPC form an insulated plinth by fixing a reduced thickness of insulation to form step back, carry insulated plinth down to path/ground level to EWI manufacturer's recommendations. Apply thin coat render as noted above.</p> <p>Omit plinth insulation at doorways to avoid a trip hazard (due to excessive distance to stride).</p> <p>Ensure any air bricks and ducts are sleeved through/not obstructed by the insulation.</p> <p>All external wall insulation works to be carried out in strict compliance with the manufacturers recommendations, and the Insulated Render and Cladding Association External Wall Insulation Best Practice Guide].</p> <p><u>EXTERNALLY – PV PANELS & BATTERY STORAGE:</u></p> <p>Excavate for and cast nominal 150mm thick base slab for electrical storage batteries – for tender assume 3.0 x 0.6m – actual size TBC by supplier/installer.</p> <p>Allow for trenching needed for cabling to their services entry point into the building.</p> <p>Excavated material may be disposed of on site subject to Client agreement.</p> <p>[WORKS BY OTHERS - Renewables Contractor to supply and install a Solar PV panel installation. To design a system to maximise the energy generation that can be accommodated, and their orientation for maximum system efficiency.</p> <p>The installation to include all associated bracketry, wiring, inverters, meters and the like. The control gear for the PV system, including its power generation meter, battery storage facility, and excess production export meter and connections, etc, to be integrated with the building's existing electrical distribution board/consumer unit.</p> <p>PV panels to be roof mounted using MCS certified bracketry/fixing system approved by the roof cladding manufacturer.</p> <p>Final positions for PV panels likely to be determined by the rooflights of the new roof structure.</p> <p>PV panels output to a battery storage system sized to suit the power demand of the building's usage.</p>	
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	<p>Excess output to be exported to the National Grid via a metered connection.</p> <p>Number of storage batteries to accommodate the power demands of the hall and maximise the efficiency of the PV system to supply 'free' power.</p> <p>Location for batteries to be agreed with Client.</p> <p>(Note: Subject to location a protective enclosure around the units may be required to prevent accidental damage).</p> <p>If batteries are to be wall mounted, their weight and fixing requirements to be notified to the general building contractor so that advice can be forwarded to the external wall insulation installer.</p> <p>Renewables Contractor to advise the general building contractor of size and construction requirements for battery's base slab, and any trenching needed for cabling to their services entry point into the building].</p>	
4.13	<p><u>EXTERNALLY – ELECTRIC VEHICLE CHARGER:</u></p> <p>2 dedicated charging parking bays adjacent to the EV charger are to be permanently marked upon the tarmac car park surface, in a different colour to the other parking bays, and with a clear logo or signage identifying their purpose.</p> <p>[WORKS BY OTHERS - The existing incoming electricity supply/stored battery power distribution system to be assessed for its ability to accommodate a single dedicated dual electric vehicle charger (to permit charging 2 vehicles at a time).</p> <p>The location for the EV charger to be agreed with the Client. Subject to chosen location and type of charger, the charger unit may be either wall mounted or may require a mounting post and concrete foundation.</p> <p>If to be wall mounted its weight and fixing requirements to be notified to the general building contractor so that advice can be forwarded to the external wall insulation installer.</p> <p>Subject to any constraints by the on-site electrical supplies, the Contractor to supply and install an untethered AC fast electric dual vehicle charger of between 7kW to 22kW with both Type 2 (modern EV) and Type 1 (older EV) charger connector sockets].</p>	
4.14	<p>BUILDERS WORK IN CONNECTION WITH:</p> <p>Make allowance for all builders work in connection with the works scheduled above that are to be carried out by others –</p>	

	including, attendance, trenching, backfilling, forming openings, making good and the like.	
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