

Section 3

Swanage Tourist Information Centre
Schedule of works.

Item	Description	Cost £
1	Externals	
1.1	Drainage	
1.1.1	Jet and survey existing rainwater system to front of building and report on findings to contract administrator.	
1.1.2	Allow provisional item for lining 10 LM of drainage run.	
1.1.3	Renew 2 no. gulley to front of building that are currently buried. Each gulley to be fitted with a trap and grating.	
1.1.4	Create new French drain as per drawing S106 along front of house to be connected into new gullies. To have aco channels in front of doors.	
1.1.5	Take up and rebed uneven stone paving in front of room 5. Allow for renewal of 2m ² of stone slabs.	
1.2	Guttering	
1.2.1	Remove and dispose existing UPVC guttering and cast Iron Downpipes.	
1.2.2	Carry out timber repairs and redecoration to fascia allowing for 5 LM of replacement pre-treated timber. Timber to be thoroughly rubbed back and prepared with 1 coat of undercoat and 1 full gloss of Dulux weather seal extreme exposure or similar. Previously unpainted timber to be notted and primed first.	
1.2.3	Supply and fit new 1/2 round Cast Iron effect guttering and downpipes. To be from Floplast or similar approved manufacturer to have a minimum 20 year colour guarantee. To include all brackets and fittings.	
1.3	Roofing	
1.3.1	Provide Scaffolding for roofing repairs. Roofing works are to be undertaken in such a way as to ensure building remains secure and watertight at all times through out the project. Contractor to submit proposals	
Total C/F		£

	1.3.2	<p>Provisional Item Strip roof complete to both 2 storey and single storey sections, clean off mortar and set aside stone roofing tiles. Renew timber battens with 50x50 mm Softwood treated timber at appropriate centres for supporting stone roof. Provide breathable underfelt such as Tyvex or similar approved. Renew all lead flashings, hip and ridge details. Re-roof with previously set aside stone allowing for replacement stone of 30m2. Any replacement stone to be sourced from an approved local quarry or used stone in good condition and to be laid on the rear elevation.</p> <p>Alternatively carry out the following repairs.</p>	
	1.3.3	Strip off rear elevation of tiles to rooms 2 & 3. Clean off mortar and rebed allowing for replacement of 3m2 of stone. Renew timber battens 50 x 50mm softwood treaded timber at appropriate centres for supporting stone roof.	
	1.3.4	Rake out and replace lead flashing to be BS code 4 to all chimney's.	
	1.3.5	Carry out repairs to roof repointing stone tiling including rake out old loose pointing to approximately 30m2.	
	1.3.6	Take off, clean and rebed clay ridge tiles allowing for 1 lm replacement in matching approved tiles.	
	1.3.7	Repoint and repair Hip detail to roof where showing signs of water ingress, allow for 20 LM.	
	1.3.8	Renew / repoint flashing details where single storey stores abut house. Include rake out joint and insert new code 4 lead flashing .	
	1.3.9	Hack off render to 3 no. chimney's, repoint brickwork and renew render . Allow provisional sum of £500 to carry out repairs to brickwork. Apply new lime based render and decorate on completion. Chimney pots are to be capped off using approved proprietary clay caps approved by planning officer.	
1.4	Walls		
	1.4.1	Remove and set aside all advertising signs and notice boards, to be refitted on completion as directed by the Contract Administrator. Redundant signage is to be disposed off.	
	1.4.2	Stone Wall to single storey section is to be repointed where required, and all vegetation is to be removed.	
	1.4.3	Remove defective loose and cracking render and apply new Lime render top coat and decorate using 2 coats of dulux weathersheild or similar approved. To include removal of all timber battens and signage to front of building.	
			Total C/F £

	1.4.4	Renew external doors to rooms 1,2 and 5 to be treated softwood ledged and braced doors. Including new furniture, locks and frames. To be decorated on completion. Primed and knotted with 1 undercoat and 1 full gloss external gloss. Renew external fire exit door to room 9 including frame and push bar furniture, to be solid treated softwood panel door. Decoration on completion.	
	1.4.5	Supply and fit new tanalised timber battens for signage. Supply and fit new signs as per drawing to be agreed at pre start meeting. Allow a Provisional sum of £450 for new signage.	
1.5	External Staircase		
	1.5.1	Provisional item to remove and dispose existing galvanised fire exit staircase to rear of building. Construct new marine grade galvanised staircase, to meet regulations. To be powder coated in agreed RAL colour.	
	1.5.2	Alternatively carry out a full redecoration of existing staircase, rub back loose and flaking paintwork apply primer and metal paint.	
1.6	Ramp	Construct new ramped access into TIC as per drawing S106. Details are on Drawing.	
			Total C/F £

2	Internals		
2.1	Room 3		
2.1.1		Hack off loose and cracked plaster and prepare previously plastered walls ready for new boards. Remove radiator and alter pipework to come down corner of room. Stonework is to be cleaned off and any loose pointing is to be racked out and repointed using a lime mortar. Remove fixed shelving. Remove sockets and cabling. Remove door and frame and make good door lining. Remove and dispose of flooring, and any fixed fittings prior to commencement.	
2.1.2		Construct new suspended floor to bring up level with Tourist Information centre raising level by approximately 320mm. To be constructed using C16 treated softwood joists to be laid on blockwork padstones @ 600mm centres. Lay T&G moisture resistant chipboard flooring. This is a provisional item and may be omitted.	
2.1.3		Previously plastered walls are to be lined with vapour check plasterboard fixed to walls on dabs. Joints to be taped and then walls to be given a skim coat.	
2.1.4		Supply and fit new 150mm Ogee softwood skirting boards, to be knotted and primed ready for decoration.	
2.1.5		Supply and fit lighting as per drawing. All fittings to be from Dextra Lighting.	
2.1.6		Supply and fit 4 no. Double switched sockets as per electrical drawing and specification.	
2.1.7		Supply and fit new radiator under windows to be cast column style. Contractor to size radiator to produce a minimum temperature of 19c	
2.1.8		Carry out a full redecoration of all plastered walls, ceilings and woodwork. To include decoration of timber beams. Walls are to be given a mist coat on new plaster. Then 2 coats of Dulux Diamond matt White emulsion or similar approved. Woodwork is to be given 1 undercoat and 1 coat of full gloss. Colour to be agreed. Carry out a clean and overhaul of existing UPVC windows.	
2.1.9		Lay Polyflor Forest FX PUR wood effect vinyl flooring or similar approved. As per manufacturer's recommendations.	
			Total C/F £

2.2	Room 4		
2.2.1		Remove and dispose Existing counter including all services to it. Strip out all services and fittings.	
2.2.2		<p>Hack off loose and cracked plaster and prepare walls ready to receive new boards. Including removal of any services or fittings. Radiators are to be set aside for reuse. Heating controls are to be relocated to behind new counter position. Contractor to allow for either extended cable back to boiler or fitting new wireless controller.</p> <p>Existing lath and plaster ceiling is to be taken down and disposed, including removal and disposal of light fittings and careful removal and set aside of fire detection/alarm devices. Any structural timber beams are to be retained, decorative beams are to be removed (structural advice will be sought prior to commencement). Allow a provisional sum of £500 for replacement of any timber joists as required. Repairs are to be carried out using treated timber.</p> <p>Remove and dispose of flooring.</p>	
2.2.3		<p>Walls are to be lined with vapour check plasterboard fixed to walls on dabs. Joints to be taped and then walls to be given a skim coat.</p> <p>Supply and fit new 150mm Ogee softwood skirting and architrave boards, to be knotted and primed ready for decoration.</p> <p>Remove existing tiled window cill and replace with timber to match overs. All are to be rubbed down and restained, colour to be agreed.</p> <p>Refix radiator and test on completion.</p>	
2.2.4		Ceiling is to be boarded with 12.5mm plasterboard, joints to be taped and ceiling to be skimmed ready for decoration.	
2.2.5		<p>Construct new electrical cupboard fitted with solid FD30 fire door, to be timber stud and plaster boarded externally.</p> <p>Supply and fit new flush FD30 fire door and frame to understairs cupboard, to include new furniture, seals and signage.</p>	
2.2.6		Supply and fit new floor mounted safe to be fitted below window recess behind new counter. Allow a provisional sum of £350 for the safe.	
			Total C/F £

2.2.7 Supply and fit new counter as per drawing and worktop to be 750mm deep fitted on cantilever legs. To include installation of electrical cabling and all phone and data cables. Allow **provisional sum of £2,000 for cost of counter** . Design to be agreed at pre-start meeting, but to have hinged access flap and DDA compliant counter and a section with a high privacy panel.

Supply and fit slat wall storage and other storage units as per furniture drawing. Allow a **provisional sum of £3,500 for the furniture and fittings**. Design and layout to be agreed at pre-start meeting.

Supply and fit rack and spur shelving behind counter above brick recess. 2 no. shelves 350mm deep by 1800mm long.

2.2.8 Supply and fit lighting as per drawing and specification. All fittings to be from Dextra Lighting.

Supply and fit 3 compartment Dado trunking behind counter area to be 6 lm and including 5 no. double switched sockets 4 not data points and telephone point.

Supply and fit 5 no. double switched sockets to public area as per drawing.

Contractor to allow for relocation of both IT and telephone cable from existing position to new counter position.

Existing fire alarm is to be relocated to behind counter area.

Contractor to **allow a provisional sum of £750** for new devices, wiring and control panel if required. Panel is open protocol.

Existing Intruder alarm is to be relocated into new electrical cupboard. Contractor to **allow a provisional sum of £750** for new devices, wiring and control panel if required. Intruder alarm is ADT panel and will need to be subcontracted.

Total C/F £

	2.2.9	Carry out a full redecoration of all plastered walls, ceilings and woodwork. To include decoration of timber beams. New plaster is to be given a mist coat, then 2 coats of Dulux Diamond matt White emulsion or similar approved. Woodwork is to be given 1 undercoat and 1 coat of full gloss. Colour to be agreed. Carry out a clean and overhaul of existing UPVC windows.	
	2.2.10	Lay Polyflor Forest FX PUR wood effect vinyl flooring or similar approved. As per manufacturer's recommendations. To public area and stairs including new nosings to stair treads. Lay Burmatex grimebuster barrier matting to entrance area approximately 5m ² or similar approved. As per manufacturer's recommendations. Lay Burmatex armour carpet tiles behind counter or similar approved. As per manufacturer's recommendations.	
2.3	Rooms 6,7,8&9		
	2.3.1	Strip out and dispose old kitchenette and WC's. Take down wall between rooms 8 & 9. Radiator to be taken off and set aside and replumbed in new position on completion. Contractor to allow a provisional sum of £350 to insert lintel if required where wall removed.	
	2.3.2	Remove and dispose of asbestos floor tiles, to be disposed of by a licenced contract and removal certificates are to be provided to the contract administrator.	
	2.3.3	Make good walls and ceiling where wall taken down prepare walls and ceiling and provide a skim coat of plaster.	
	2.3.4	Supply and fit new flush FD30 fire door and frame to staff area, to include new furniture, seals, signage and vision panel. Supply and fit new flush door and frame to WC, to include new furniture and signage.	
	2.3.5	Supply and fit new white close coupled WC including new fittings. Supply and fit new white corner hand rinse sink. Including waste, ceramic mixer tap and fittings. Provide tiled splash back behind.	
			Total C/F £

2.3.6	<p>Supply new kitchen units to be from the chosen range of Greenwich from Howdens joinery. 1x1000 sink unit and 2x400 wall units. Including 40mm worktop over and plinths to base unit. Supply and fit stainless steel single bowl and lhs drainer sink with mixer tap.</p> <p>Provide tiled splash back behind to be 450mm high, Client to be given choice of tiling. Contractor to allow upto £20per m² for tiles.</p>
2.3.7	<p>Supply and fit new heatrae sadia multipoint hotflo 10 litre water heater to under sink to supply both sinks.</p> <p>Supply and fit new light fittings to Stairs, WC and Kitchenette as per drawing and specification. Supply and fit 1 no. double socket to kitchenette and 1 no. fuse spur for fridge.</p>
2.3.8	<p>latex floor and lay Polyflor corona non slip flooring to kitchenette and WC.</p>
2.3.9	<p>Carry out a full redecoration of all plastered walls, ceilings and woodwork. New plaster is to be given a mist coat, then 2 coats of Dulux Diamond matt White emulsion or similar approved. Woodwork is to be given 1 undercoat and 1 coat of full gloss. Colour to be agreed. Carry out a redecoration and overhaul of existing windows. To include decoration of stairs and bulkhead.</p>
2.3.10	<p>Supply and fit mechanical extraction fans to both WC and Kitchen to meet current regulations and air changes. To be fitted through wall and to include vent kit and external grille.</p>
	<p>Total C/F/£</p>

2.4	Rooms 10,11&12	
2.4.1	<p>Hack off loose and cracked plaster and prepare walls ready to receive new boards. Including removal of any services or fittings. Radiators are to be set aside for reuse.</p> <p>Existing lath and plaster ceiling is to be taken down and disposed, including removal and disposal of light fittings and careful removal and set aside of fire detection/alarm devices. Any structural timber beams are to be retained. Allow a provisional sum of £500 for replacement of any timber joists as required. Repairs are to be carried out using treated timber.</p> <p>Take down wall between rooms 10 & 11 and dispose include making good all junctions. Remove and dispose of flooring, and any fixed fittings prior to commencement.</p>	
2.4.2	<p>Walls are to be lined with vapour check plasterboard fixed to walls on dabs. Joints to be taped and then walls to be given a skim coat. Supply and fit new 150mm Ogee softwood skirting and architrave boards, to be knotted and primed ready for decoration.</p> <p>Refit existing radiators and test on completion.</p>	
2.4.3	<p>Ceiling is to be boarded with 12.5mm plasterboard, joints to be taped and ceiling to be skimmed ready for decoration.</p>	
2.4.4	<p>Supply and fit 12 no bays of 915 x 305 Rapid racking as per layout. All to be secured to wall.</p>	
2.4.5	<p>Supply and fit 1 x800 Greenwich base unit and 2.4m length of worktop to be cut down to 500mm deep to provide staff work area.</p>	
2.4.6	<p>Supply and fit lighting as per drawing and specification. All fittings to be from Dextra Lighting. Supply and fit 3 compartment Dado trunking to office as per drawing to be 6 lm and including 4 no. double switched sockets 2 no. data points and telephone point. Supply and fit 4 no. double switched sockets to public area as per drawing. Contractor to allow providing both data and BT cabling into office.</p>	
		Total C/F £

	2.4.7	Carry out a full redecoration of all plastered walls, ceilings and woodwork. New plaster is to be given a mist coat, then 2 coats of Dulux Diamond matt White emulsion or similar approved. Woodwork is to be given 1 undercoat and 1 coat of full gloss. Colour to be agreed. Carry out a clean and overhaul of existing UPVC windows.	
	2.4.8	Existing floor boards are to be over boarded with hardboard . Lay Burmatex Tivoli carpet tiles or similar approved. As per manufacturer's recommendations.	
2.5	Clearance	On completion carry out a thorough clean and clearance of all work areas and surrounded site ready for re-occupation by TIC staff.	
2.6	Contingency	A contingency sum of £5,500.00 is to be included for any unforeseen works. This is only to be used by authorisation of the Contact Administrator.	£ 5,500.00
Total C/F			£