

BROXTOWE BOROUGH COUNCIL



**RICHMOND COURT
REFURBISHMENT**

PRICED SCHEDULE OF WORKS

22 November 2016

RICHMOND COURT REFURBISHMENT

01:00:00	<u>DEMOLITIONS:</u>	COSTS £
01:01:00	<p><u>GENERAL</u></p> <p>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 CW16.008.01-20</p>	
01:02:00	<p><u>SITE PREPARATION</u></p> <p>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</p>	
01:03:00	<p><u>DEMOLITION</u></p> <p><u>GENERAL</u></p> <p>Refer to drawing CW16.008.05 for the bulk of demolition works.</p> <p>01:03:01 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.</p> <p>NOTE: Allow to temporary prop roof structure during demolition if necessary.</p> <p>1:03:02 Remove tarmac & paving at the rear.</p> <p>1:03:04 Cart away from site all debris/waste arising from the demolitions.</p>	

01:04:00

ELECTRICAL INSTALLATION

GENERAL

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.

01:04:01

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.

01:04:02

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.
-
- Atrium lighting controls to be wired back to the office.
 - External lights to be on a daylight sensor.

01:04:03

Lighting

L.9201N & L.9202N lighting shown on drawing CW16.008.07-08 is available from:

Havells Sylvania Europe Ltd
Longbow House
14 – 20 Chiswell Street
London
EC1Y 4TW
Tel: 0207 011 9700
Fax: 0207 256 6370

Bollards,
Thorn Lighting_ Adelle Slim Bollard.
Thorn Lighting, ZG Lighting (UK) Limited
Durhamgate, Spennymoor
Co Durham
DL16 6HL
United Kingdom
T + 01388 420042
www.thornlighting.co.uk

02:00:00 ATRIUM

GLAZING - CURTAIN WALLING

Nominated Sub-Contractor BONAM and BERRY LTD
ARCHITECTURAL GLAZING SYSTEMS
T: (0115) 900 8250 F: (0115) 900 8260
Glaisdale Drive East, Nottingham, NG8 4GU
Contact : Andrew Spencer

02:01:00 Main Curtain Walls

To carefully take down existing curtain wall entrance screens and remove from site, supply and direct fix to existing steel supports, Sapa, Elegance 52 thermal break, curtain wall screens with standard mullion and transom caps, 150mm maximum girth cill pressings, perimeter EPDM, Dualframe 75Si pivot window and Sapa ST door inserts as described below, Renson TC45 glazed in trickle vents to first floor, finished in a RAL6006 Satin polyester powder coat, double glazed with 6mm toughened clear / 16mm argon / 6mm toughened low E sealed units. 1no 300mm deep row of 28mm polyester powder coated insulated aluminium panels at landing level.

To carefully take down existing curtain wall barrel vault roofs and remove from site, supply new 50mm x 50mm steel supports, Sapa, Elegance 52 thermal break, sloping curtain wall lean-to roofs with standard mullion caps and flush transom caps, insulated aluminium glazed-in eaves pressing, aluminium abutment flashings and EPDM, finished in a RAL6006 Satin colour polyester powder coat, double glazed with 6mm toughened clear / 16mm argon / 6mm toughened low E sealed units and 28mm RAL7008M polyester powder coated insulated aluminium panels.

To supply and fix to curtain wall apertures, Sapa Dualframe 75Si thermal break aluminium pivot windows with silver espagnolette locking handles, restrictor pivots and Renson TC45 glazed in trickle vents, finished in a RAL6006 Satin polyester powder coat, double glazed with 6mm toughened clear / 16mm argon / 6mm toughened low E sealed units.

To supply and fix to curtain wall apertures, Sapa ST2 thermal break aluminium commercial doors and frames with, commercial threshold, anti-fingertrap pivot hinge stiles, DDA compliant concealed closers, Sentinel security hook locks with double Euro-profile cylinders, 400mm offset bar handles and flush bolts to slave leaves, finished in a RAL6006 Satin polyester powder coat, double glazed with 6mm toughened clear / 16mm argon / 6mm toughened low E sealed units.

<p>02:01:01 Main entrance screen approximate size 7020mm x 6165mm girth comprising 20no vertical fixed lights, 7no lean-to roof fixed lights, 4no pivot window inserts, 6no panels, 7no insulated eaves flashings and 1no door & half, including fitting around existing entrance canopy.</p>	18588
<p>02:01:02 Rear entrance screen approximate size 7020mm x 6165mm girth comprising 20no vertical fixed lights, 7no lean-to roof fixed lights, 4no pivot window inserts, 7no panels, 7no insulated eaves flashings and 1no door & half.</p>	18873
<p>Extra over for automatic swing door operators to double doors with push button operation. Door automation by Tunstall. By 2.</p>	7462.00
<p>Extra over for glass safety barriers. (RAL 6006 frame) x 2</p>	808.00
<p>02:02:00 Landing Glazing/Curtain Wall</p>	
<p>To carefully take down timber wall internal screen and remove from site, supply and direct fix to existing internal supports, Sapa, Elegance 52, curtain wall screen with standard mullion and transom caps, finished in a standard Sapa colour polyester powder coat, double glazed with 4mm toughened clear / 4mm toughened clear sealed units including 12mm plywood pane faced with 2mm PPC aluminium skins.</p>	3638.00
<p>02:03:00 Works Include:</p>	
<p>Supervision by one working operative to co-ordinate site activities with one survey visit from our contracts manager. A standard colour 10mm wide silicon mastic seal to the external perimeter of our frames. One continuous visit, during normal working hours, (Monday to Friday 8-00 a.m. to 5-00 p.m.). A 40 micron thick polyester powder coat. RAL 6006 satin for the frames (curtain wall and doors) and RAL 7008 for all panels. Access equipment, suitable for the installation. Trickle vents.</p>	
<p>02:03:01 Excluded Works:</p>	
<p>Remedial work to brickwork where the existing barrel vault roof flashings are removed. _Removal of and reinstating of any cables, connections, wiring, ventilation, air conditioning or telecommunications equipment which may be attached to, or pass through the existing curtain walls.</p>	
<p>Plus any other additional building works associated with curtain walls' installation. Provisional Sum £2000</p>	2000.00
<p></p>	

02:04:00 Atrium Roofing Work

Replace felt roof section above atrium with heavy duty fibreglass, which makes allowance for foot traffic. Include aggregate fibreglass surface.

02:04:01 Roof access Door

New composite door to replace roof access wooden door.

Composite Door details:

(Door Stop International or Similar alternative)

Name: 1 Square

Opening direction: Outwards

Hinge: Adjustable Hinge

Security: High security

Glass: Clear

Door Colour: External - Black Brown

Internal Colour: White

Frame colour: External - Black Brown

Internal - White

Hardware: Hardware Locking Suite - Trojan (or similar alternative locking system)

Handle: Standard handle

No Thumbturn

02:04:02 Paint roof handrail system, RAL 6006

02:05:00 ATRIUM INTERNAL

02:05:01 Remove Planter

Remove brick flower bed in atrium and make good area.

02:05:02 Lighting

5no. LED 600x600 panel lights plus 6no. with emergency pack

Wall fix 3 x L.9202N - Mini-Look Applique wood double emission, finished in burnished bronze.

Wall fix 7 x L.9201N - Mini-Look Applique wood single emission, finished in burnished bronze.

02:05:03 Plastering and Painting

Paint brickwork within atrium using clear gloss sealant.

12mm Dot & Dab Plaster lift shaft plus 2 coats of eggshell paint, Dulux Trade 39YY 85/156.

Strip down spindles and paint them RAL 6006.

Stain and varnish handrails RAL 7008 and simply sand & varnish skirting up the stairs and around the walls within the atrium.

Vanish the cedar cladding sections at atrium ceiling level.

Doors

Paint doors D01-D09, RAL 6006 - Trims, architraves and frame, 2 coats satin finish. RAL 7008 - Door panel, 2 coats satin finish.

Possible iron mongery changes, TBC.

Office, GF Male WC, GF Female WC and Stairwells on either end of building.

Paint 2 coats satin finish, eggshell, RAL colours TBC.

Paint curtain wall framework RAL 6006.

02:06:00 ATRIUM FLOORING

Flooring

All flooring to be placed according to manufacturer's recommendations.

Remove carpet within atrium, including stairs and replace with vinyl. New vinyl flooring orientation to be parallel to the curtain walls.

02:06:01 Ground Floor

- a. To strip up and cart away the existing floor coverings and nosings etc.
- b. To replace the solid subfloor as necessary using Ultra Level IT Bond surfacing compound.
- c. To apply one coat latex smoothing compound to subfloor, maximum 3mm thick.
- d. To supply & apply two coat system surface damp proof.
- e. To supply and install on approved adhesive, Forbo_Allura Authentic Wood_W60150_Brown Raw timber to the prepared area, including trims.
- f. To supply and install new Quantum Q-Range_QR-SR1 (black nosing channel 6.34) nosings to the stair treads.
- g. To supply and install on approved adhesive, 2no matwells Forbo Coral grip md Color 6930/6950 Ink matwells, .(Front and Back entrance).

02:06:02 First Floor Landing

- a. To strip up and cart away the existing floor coverings.
- b. To replace the solid subfloor as necessary using Ultra Level IT Bond surfacing compound.
- c. To apply one coat latex smoothing compound to subfloor, maximum 3mm thick if necessary.
- d. To supply and install on approved adhesive, Forbo_Allura Authentic Wood_W60150_Brown Raw timber to the prepared area, including trims.

03:00:00	FRONT ENTRANCE CANOPY		
	<p>To strip down existing canopy cladding and recover.</p> <p>Strip down existing canopy, retain frame. Replace with a ventilated cold roof, grp system. With raised edge trims, 200mm fascia board, 72 x 170mm joists and PVC gloss panels on the underside. This is subject to existing frame assessment, joist sizes and fascias might need changing to suit.</p> <p>Joist orientation to be confirmed once existing framing system is exposed.</p>		
03:01:00	<p>Replace felt roof with fibreglass roof, RAL 6006 Paint supporting canopy column, RAL 7008 Paint fascia boards RAL 6006</p>		
03:02:00	<p>Lighting 6no. New LED spot lights. Thorn Lighting - CHALICE 190H ALU 1x42W TC-TEL HF E3 in canopy plus emergency</p>		
03:03:00	<p>Tarmac entrance area leading to front door.</p>		

04:00:00	LANDSCAPING	
04:01:00	Remove existing pavement and slabs at the rear. Refer to dwg CW16.008.05	
04:01:01	Place new paving, refer to dwg CW16.008.06 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 Stonemarket_Avenu_Forest Blend_Random coursed pattern. Border details Stonemarket_Avenu_Charcoal Stretcher course. 1.2m wide pathway with Stonemarket_Ampliar Roundtop Driveway Edging.	
04:01:02	Place 2 1800 x 1800 Pergolas at seating are 2 & 3, refer to dwg CW16.008.06 for positioning and further specifications. Use trellis for the roof instead of the rafters. The trellis should fit in neatly inside the four rafters, giving a very clean finish. Also use plain rafter tails. 2100 height to the underside of the rafters, bolted down to the paving. <ul style="list-style-type: none"> • Footprint : 1.8 x 1.8m • Machined Wood for a Smooth Finish • Pressure treated timber. • F.S.C. Certified Timber 	
04:02:00	<u>External lighting</u> Reposition lamp post, see CW16.008.06 Bollards - refer to CW16.008.06	
04:03:00	Restriction Road Markings Refresh Ambulance parking yellow road marking next to main entrance, single parking bay.	
05:00:00	SIGNAGE	
	Internal and External Signage by Identityco	2000.00

RICHMOND COURT REFURBISHMENT

TOTALS

			£
01:00:00	DEMOLITION WORK		
02:00:00	GLAZING WORK		51369.00
02:04:00	ATRIUM ROOFING		
02:05:00	ATRIUM INTERNAL		
02:06:00	ATRIUM FLOORING		
03:00:00	CANOPY		
04:00:00	LANDSCAPING		
TOTAL WORKS			

COST BREAKDOWN

	WORKS TOTAL		
	CONTINGENCY		10000
TOTAL SUM			