

Pennington lodge road pavilion

Refurbishment & alterations

Schedule of works and priced summary

Revision A

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Pennington Lodge Road Sports Pavilion
SCHEDULE OF WORKS

1. All works are to be carried out in accordance with the drawings, the Building Regulations, the Preliminaries, The Drawings and Construction Notes.
2. This document lists the activities for pricing purposes, but details are contained in the above mentioned documents. The Tender Sum is to include all matters shown, described or could reasonably be inferred.

PRELIMINARIES

3. See separate document

Priced in summary

DEMOLITIONS AND ALTERATIONS

The following Items are to include removing attached services and disposal off site :

4. Asbestos survey (Excluded to be carried out by others). NIL
5. Site Access - covered in Preliminaries
6. Isolate electrics and other services
7. Strip out and dispose of existing Kitchen fit out.
8. Strip out existing showers, wcs, and wash hand basins, etc in shower and toilet areas where to be converted
9. Remove existing benches in Changing Rooms (West End only).
10. Remove redundant roof tank together with support platform in roof space
11. Remove existing ceiling(s) area as shown, including cornice.
12. Construct new brick (or dense concrete block) columns (4Nr) including foundations, as shown
13. Supply and install steel beams and new timberwork in roof space as shown and reconfigure roof struts including providing any temporary support . It is envisaged temporary holes will be formed in the south gable at high level to allow the new steelwork to be "threaded" into the roof space. Allow for subsequent making good. Provide a method statement for these works

Carried forward to Collection £

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14. Remove internal walls and partitions as shown and make good
15. Construct new partitions in 3.6N concrete blockwork, plastered both sides, as shown and specified, incorporating doorways (doorsets with furniture included and described in the attached Door Schedule.)
16. Replace ceilings as shown, with 2 x 12.5mm Gyproc Wall Board plasterboarding and plaster skim finish, to achieve 1 hour fire resistance. Include for any noggins necessary fixed between existing joists/timberwork and to perimeter of ceilings, all in accordance with manufactures recommendations. Also include for removing insulation on ceiling and replacing with 300mm thickness of rockwool quilt.
17. Cornice – standard Gyproc 127mm coving – to junction of new ceilings and walls, fixed with Gyproc adhesive and including all mitres and stop ends
18. Remove wall tiling and floor tiling as shown and make good/skim walls (latex screed of floors included in later item). Allow for primer/key for plaster.
19. Remove shower fixings and wall tiling in existing redundant shower areas and overboard wall tiling (dot and dab 12.5mm plasterboard) and plaster skim
20. Remove floor tiling and other finishes in areas as shown
21. Remove dado height timber/ply wall panelling in general area and make good
22. Remove existing external metal window guards, shot blast, galvanise and powder coat, refix using stainless steel screws.
23. Allow the Provisional Sum of £400 for repair/replacement window sills.
24. Form new window openings, block up redundant , including external door to existing toilet, as shown
25. Supply and install new upvc double glazed windows as shown, design to match existing, as far as practicable, complete with trickle vents
26. Allow the Provisional Sum of £300 for replacing broken glass in existing windows.

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KITCHEN

27. Supply and install new kitchen units, worktops and appliances as shown on attached drawings by Howdens Joinery, (include Howdens quotation ref 429/02024681 in the sum of £2,271.26 for supply as attached). Note worktops including at the hatch to be replaced but hatch doors stay ~~as is~~ but are re-varnished or painted.
28. Provide white 150mm x 150mm plain white tiling above worktops and wash hand basin in kitchen (allow 3 sqm).
29. Mastic sealant to worktop and tiling junction

NEW TOILETS FIT OUT

30. Allow the PC Sum of £2600 for the supply and fit of toilet cubicles
31. Supply and fit sanitaryware and taps, wastes etc as shown and scheduled in the toilets including disabled M pack. Refer also to The M&E attached specification and drawings by T&K Electricals Ltd
32. Allow a provisional sum of £300 for supply and fix of Grab rails
33. Allow a provisional sum of £200 for supply and fix of folding Baby Changing table.
34. Provide 10 sqm of 150mm x 150mm tiling in toilets as to be directed by the CA.
35. Mastic sealant around sanitaryware
36. Allow the provisional sum of £500 for hand dryers (wiring for these), mirrors, toilet roll holders.

CORRIDOR

37. Replace furniture to Doors - See Door Schedule Appendix A
38. For redecoration see later item

EXISTING MALE TOILET

39. Allow the Provisional Sum of £1000 for replacing Vanity Unit including wash hand basins, taps, etc

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EXISTING SHOWER ROOMS THAT ARE TO REMAIN

- 40. Clean and re-grout where necessary (ie where existing grout has discoloured and deteriorated) existing wall and floor tiling – all areas
- 41. Replace silicon mastic throughout

ENCLOSE PORCH

- 4H + GG
- 42. Enclose porch as shown on Drawing ref. A including provisional of new Entrance Door and Frame- all PC Sum of £800 for supply of door, frame and furniture. Include for walls, windows, screed to floor, replacement of drain inspection cover with double sealed internal recessed type (screeded), plastering new and existing walls and provision of skirtings and architraves. Decorations and Floor coverings included in other Section of this document.

FLOOR COVERINGS AND ASSOCIATED WORKS

- 43. Supply and lay Altro Atlas floor coverings, including all preparation (latex screed etc) to areas shown. Note this is the heavy duty 4mm thick product. Include for providing curved skirtings in toilets (other areas to have timber skirtings as described below)
- 44. Supply and fix new timber 100mm high softwood or mdf round edge plain skirtings to balance of areas that have the new Altro flooring.
- 45. Allow the provisional sum of £400 for the provision of entrance matting to whole area of newly enclosed porch.

INTERNAL DECORATIONS

- 46. Redecorate throughout building (all areas including newly enclosed porch) as Specification in Appendix B

EXTERNAL DECORATIONS

- 47. See later Section of this Document

MECHANICAL AND ELECTRICAL INSTALLATIONS

- 48. Mechanical and Electrical Installation as described in the attached documentation by T & K ...(Appendix C)
- 49. Allow for Builders Work including forming vents in roof tiling (shown on T&K drawing) and associated works.

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SECURITY AND FIRE ALARMS

50. Allow The PC Sum of £2,000 for specialist installation/upgrade/extension of the fire alarm system and installation of intruder alarms system, *include power for CCTV installation, location to be agreed with employer.*
51. Allow for attendance
52. Allow Provisional Sum of £300 for Builders Work in Connection

WORKS TO OUTSIDE OF BUILDING EXTERNAL WORKS

53. Carefully (soft brush) clean moss and debris from roof and clear guttering.
54. Allow the Provisional sum of £1,500 for excavating externally at corner of the building where cracked to expose the existing drain gully and replace/repair as directed by the CA
55. Remove netball unit on gable wall and make good.
56. Hack out vertical cracks in rendering (playing field side of building) and stitch repair blockwork with the Helifix system (www.helifix.co.uk); make good rendering to finish flush with existing
57. Ditto on SW corner of building where there has been some foundation movement (ref above item 56)
58. Repair other patches of damaged and loose existing rendering on playing field side of building including replacing bellmouth edging at base of rendering
59. Repoint low level brick plinth to perimeter of building
60. Make good and paint soffit boarding around perimeter, with two coats of Dulux Weathershield paint – white
61. Paint rendering :- prime new render, prepare and apply two coats of white "Sandtex Fine Textured Masonry Paint" to all external rendering

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EXTERNAL WORKS

62. Clean, prepare and apply minimum 10mm coat of Monomix HD (www.flexcrete.com) in accordance with manufacturers instructions, to existing concrete paving on playing field side of building (within fenced area). Allow for any formwork at edges to retain mix while it sets.
63. Remove existing and replace paving slabs to path (PC £4 each for 450mm x 450mm slabs) on playing field side of building (within fenced area) including cutting back existing concrete ramp and forming 1:15 ramp so as to finish flush with concrete paving. Include for mortar bed and pointing.

DRAINAGE

64. Provide the underground foul drainage as shown including connections to existing and new installation including replacing one damaged existing inspection chamber cover with a heavy duty type suitable for car park traffic.
65. The new inspection chamber to also have a similar suitable cover.

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Add M&E Installation bf from T&K Schedule

Add on site Preliminaries

Add Margin

TOTAL BID

Excludes VAT