

## Phase II Pierremont Hall Broadstairs

### Scope of work



To be read in conjunction with specification and drawings

Version 1.0c

## Phase II Pierremont – outline scope of works

General Scope of works

Scope of works consist of:

1. The demolition of the existing timber framed extension to the right-hand side of the main building, including sub structure.
2. Erection of a single storey extension with a flat roof as shown on the attached plans providing an office and WC accommodation.
3. Refurbishment of the existing BSPTC offices with modifications to form two number office suites.
4. To remove from site the external steel staircase attached to the main building and make good disturbed surfaces, including decoration.
5. To block up the doorways that originally accessed onto the staircase with blockwork, render and decorate.
6. To form an access ramp as shown on the attached drawings, allowing wheelchair access into the Council Chamber.

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<b>Extensions and Refurbishment</b>		Collection £
1 Substructure		
1A Foundations	Form new foundations as shown on drawings – provisional foundation design based on 1.0m deep 600mm wide with GEN 3 mix concrete	
1B Walls below GL	Form 300mm wide cavity wall from class A concrete blocks set in 1:3 cement mortar with cavity filled to within 225mm of DPC level.	
1C Walls to DPC level	Continue 300mm wide cavity wall but insulate cavity with 100mm of Rockwool Cavity Batts with stainless steel wall ties at 750mm crs horizontally.	
1D Ground floor structure	75mm screed on 150mm of Celotex GA4000 insulation on 1200gauge DPM on 150mm deep pre-cast concrete beam and block floor installed in accordance with manufacturers details and specification. Provide under floor vents to sub floor void.	
2 Superstructure	<b>HEADER</b>	<b>Collection £</b>
2A Walls	<p>Cavity wall consisting of two skins of Hemlite blocks laid in 1:1:6 mortar with and internal finish of 12mm plasterboard on dabs with 3mm skim coat. Walls to be insulated with 100mm of Rockwool Cavity Batts, stainless steel wall ties at 750mm centres horizontally and 450mm vertically, every course at reveals.</p> <p>Externally walls to have cement and sand render finish decorated to client's choice.</p> <p>Extension walls to be tied to existing with Furfix wall starters with polysulphide mastic joint in render at juncture.</p>	

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2B Steels/lintels	Lintels over new opening to be CG90/100 unless otherwise specified.	
2C Roof	<p>Form new flat roof with roof finish of single ply EDPM system on 125mm warm roof insulation by Kingspan to give a U value of 0.12W/m<sup>2</sup> K on 18mm ply decking on 75mm to 10mm fittings with 75 x225 C24 flat roof joists.</p> <p>Ceiling formed with 12mm plasterboard and skim</p>	
2E External Walls	External walls to receive masonry paint finish (3 coats) to match the existing walls	
2F External Windows and Doors	New windows to be purpose made wooden sash windows to match the existing building. Refurbished existing windows to BSPTC offices to allow for opening/ ventilation. Provide new catches to windows with locking facility.	
2G Internal Walls and Partitions	<p>All to be constructed of nominal 89 x 38 mm softwood studs at max 400mm ctrs with 89 x 38mm sole headplates and noggings lined both sides with 1 no. layer 12mm British Gypsum plasterboard screwed to timber stud finished with skim coat plaster set. Rockwool 25mm acoustic Slab or equal approved within cavity to a minimum density of 10kg/cubic.m (50mm Rockwool Flexi, 25mm Isowool APR 1200).</p> <p>Door openings to be formed to allow for door lining thickness of 32mm fin. size and to be positioned to allow for fixing full architraves to perimeter. Include for additional noggings and bearers for radiators switches and other services as appropriate. Where partitions are to be finished with wall tiling plasterboard to be moisture resistant and thickness to be increased to 15mm in accordance with recommendations of plasterboard manufacturer.</p>	

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2H Internal Doors	<p>All internal doors to the ground floor level are to 838mm wide with the WC door opening outward.</p> <p>Doors to offices are to be FD30s and self-closing device.</p>	
3 Finishes	<b>HEADER</b>	<b>Collection £</b>
3A Wall Finishes	<p>Undertake all necessary plastering, skimming and coving works as required</p> <p>Prepare existing walls where skimming not required to receive decorations</p> <p>Decorations to new ceilings, skirting's, doors, architraves, window boards, etc.</p> <p>Allowance to decorate all new walls and ceilings with 1 mist coat and 2 full coats of emulsion.</p> <p>Allowance to paint all new timber doors, linings, skirtings with undercoat and 2 coats eggshell.</p>	
3B Floor Finishes	Existing timber floors to be over boarded with 6mm ply	
3C Ceiling Finishes	<p>Provide suspended grid ceiling to existing offices based on a 600mm x 600mm grid size to allow for services to be run above and to incorporate lighting units.</p> <p>New ceiling to be 12mm plasterboard and skim.</p>	<b>Collection £</b>
4 Fittings and Furnishings	Tea making facilities to be provided within each unit consisting of 400mm dia stainless steel inset into worktop with 1200mm unit under and wall unit over	
5 Services	<b>HEADER</b>	<b>Collection £</b>

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5A Sanitary Appliances	Renew WC to existing office along with new whb. Provide electric Ariston water heater under team point sink to facilitate hot water.	
5B Services Equipment	Tea points to be installed as shown on detail. Provisional sum of £1500	
5C Disposal Installations	Installation of new internal plumbing wastes to WC and tea point connecting into existing foul system. Installation of new waste bin area to the rear of the 'Music Room' outbuilding.	
5D Water Installations	New hot and cold water to new WC and tea making points.	
5E Heat Source	Installation of individual high efficiency electric storage heaters	
5F Space Heating and Air Conditioning	Electric storage heaters to all areas to ensure room temperature of 20'C when external temp of 0'C	
5G Ventilating Systems	Installation of extract fans to WC with overrun.	
5H Electrical Installations	New power lighting data and telephone services to be provided by nominated sub-contractor. Individual offices to be provided with skirting trunking with all power and data provided within.	
5K Fire and Lightning Protection	Provide BS5839 Part 1 system to all areas linked to main panel in Pierremont Hall	

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5L Communications and Security Installations	Office suites to have stand along security alarms. Data and telephony see electrical services above	
5M Special Installations	<p>Form new access ramp to rear of main building as detailed.</p> <p>Sides to be blockwork rendered to match existing. Ramp to be formed with 150mm concrete slab on compacted fill. Handrails and guarding to be 45mm dia powder coated galvanised steel round in profile.</p> <p>Installation of an external Defibrillator cabinet installed on the rear of the existing building.</p> <p>Installation of 32amp electric car charger to be installed within grounds of car park to the front of the building.</p>	
5N Builder's Work in Connection	Undertake builders work associated with all M&E services Provide access panels/access/boxing in as required.	
5O Management of the Commissioning of Services	Co-ordinated setting up and testing of all M&E systems.	
6 External Works	<b>HEADER</b>	<b>Collection £</b>
6A Site Works	Undertake all landscaping works, including; CAT scan all areas prior to commencing any excavations. Determine if any excavation may contain hazardous materials	

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	Excavation of external areas to receive external footpath around extension Install new 1200mm wide concrete footpath around extension perimeter.	
6B Drainage	Re new elements of the underground drainage. Undertake CCTV inspection of the drains directly within the area of works and the route intended to be used to access the works before and upon completion to ensure that no waste has built up in the drains.	
6C External Services	Provide external lighting to rear and front of extension via fittings to match main building. Undertake all necessary temporary works and phasing of works to allow works to complete. Provide all temporary electric and water supplies for the works. Retain existing water and power services (TBC). Installation of external lighting/ bollards / lighting wash to elevations.	
6D Minor Building Works	Provide scaffolding and hoists/chutes etc. for works associated with demolition and rebuilding.	
6E Demolition and Work Outside the Site	A pre refurbishment Asbestos survey has not been undertaken but will be available prior to tenders closing. All gas, water and electrical services are to be disconnected and made safe where demolishing is taking place. Remove existing roof coverings to roof, protect with new temporary scaffolding. Remove all existing finishes, carpets, subfloors. Remove all existing fixtures and fittings and dispose of. Remove all existing sanitary ware and plumbing services. Remove existing mechanical heating, plumbing, and electrical services. Remove existing ceilings and partitions to suit new layouts.	

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	<p>Remove and make good to disturbed surfaces the metal staircase to the rear of the main building.</p>	
<p>7 Preliminaries</p>	<p>Provide all management and supervision on all trades and services  Supply and erect all temporary hoarding necessary to secure the site  Provide all necessary site setup to allow the works to be completed  Allow for clearly defining site boundaries to avoid public, un-inducted people etc.  Ensure sufficient signage for Health and Safety purposes  Provide all necessary site security, welfare, temp works to allow the works to be completed  Provide all necessary drying out equipment required for works.  Provide all necessary skips and containers and storage  Provide notices and provide all attendances for statutory inspections  Provide all necessary commissioning and testing certificates for the works.  Provide all necessary insurances and warranties associated with the works  Provide all necessary specifications and samples when requested  Undertake all necessary works to ensure works and personnel are protected at all times  Comply with CDM 2015  Provide all necessary surveying and site setting out to allow works to proceed  Handover a completed works in accordance with the design and specification and this contract  Handover the work, clean, and ready for occupation  Provide all necessary O&amp;M information and warranties</p>	<p>Collection £</p>

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### Collection

Section 1	£
Section 2	£
Section 3	£
Section 4	£
Section 5	£
Section 6	£
Section 7	£
Contingency	£
Total tender sum	£