

SECTION F - SCHEDULE OF WORKS

1.0	<p><u>SCOPE OF WORKS</u></p> <p>Demolition including removal of ground floor slab and grubbing up of foundations of buildings known as Murdoch and Trevithick, Boskennerth, St Christopher’s, Highfields, Boiler House, Boiler house and Store, and Pool buildings Lower Cardrew Lane, Redruth TR15 1SY in its entirety from site. Works to include the clearance of overgrown garden to Boskennerth and removal of all furniture and soft strip from site. <u>The car park and trees are to remain</u> .</p>		
1.1	<p><u>GENERALLY</u></p> <p>The following schedule of works is not intended to be an exhaustive description of the works but a reasonable and practical guide to the extent and nature of the works under the contract. The schedule of works should be read and priced in conjunction with the attached drawings and reports.</p> <ul style="list-style-type: none"> • Section A - Preliminaries • Section B - Drawings Site Plan – General Print out Floor Plans 1:100 at A1 • Section C - Type 3 Demolition & Refurbishment Asbestos Survey of Boskennerth House and St Christopher’s. • Section D - Type 2 Asbestos Survey and Study M&T, Highfields • Section E - Ecology Survey – To follow • Section F - Pre-Construction Information (to follow) 		
1.2	<p>Should there be a discrepancy between the drawings, specification or this schedule then the contractor should bring this to our attention, otherwise the schedule will preside.</p>		
1.3	<p>The contractor is responsible for determining for himself the exact quantities and dimensions relative to the works and is deemed to have allowed for this within his priced document.</p>		
1.4	<p>Each and every item within this schedule of works must be priced without exception. Should the contractor fail to state a price then this item will be deemed to be included within their priced tender. The contractor may, for clarification of the scope of work, add further items to the schedule of works to fully reflect their planning and pricing strategy.</p>		
1.5	<p>The Contractor should allow for the provision of all temporary access scaffolding or mobile towers to complete the works in a safe manner.</p>		
2.0	<p>Access</p>		
2.1	<p>The keys are held at Murdoch and Trevithick reception. Boskennerth and St Christopher’s have had Asbestos R&D surveys undertaken and as such any visitors should wear suitable RPE and PPE.</p>		



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3.0	Site Set Up/ Works		
3.1	The contractor is to maintain all necessary protection to public areas, footpaths and adjoining areas and to erect and maintain warning notices, full hoarding barriers to the site perimeter and any diversions necessary whilst the works are in progress. Any damage caused by the contractor to these areas during the course of the works shall be rectified by the Contractor. Where necessary the contractor is to allow for temporary removal of existing fencing and provision of temporary fencing as required.		
3.2	Note: public right of way/ Footpath in front of Boskennerth and Highfields		
3.3	There are a number of trees on the site and these must be retained and adequately protected during the works.		
3.4	The contractor must make allowances for all necessary access platforms, scaffolding or temporary supports during the course of the works to allow them to be undertaken in a safe manner.		
3.5	The schedule of works has not been measured in accordance with SMM7.		
3.6	The Contractor should be aware of the residential properties and occupiers adjoining the site.		
3.7	The Contractor shall securely and safely separate this area from the rest of the site for the duration of the works. The access road will remain open throughout the duration of the works. The carpark to M&T will remain in use until the building is decanted in September/ November.		
3.8	The Contractor will be permitted to use an area within the site for a skip, storage and welfare facilities. The area must be securely fenced with minimum 1.8m high WBP plywood hoarding with 200mm high skirting and solid timber weathered capping. All timber to be prepared and decorated with 1 coat primer, 1 undercoat and 2 top coats (colour to be advised). The fence will become the property of the Employer and will remain upon completion of the works. The Contractor shall provide 2nr vehicular access gates with robust ironmongery and padlocks to enable them to be secured from unauthorised access. 1nr gate to be provided on the access located off by Highfields and 1nr gate off of to Murdoch and Trevithick carpark and side access.		
4.0	Works Phase		
4.1	The demolition is to be phased commencing with Boskennerth, Highfields and St Christopher's.		
4.2	The Murdoch and Trevithick building and the Pool will be in occupation until the end of September.		



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4.3	The power to all buildings initially enters the site in Boskennerth Stairwell. Therefore it is proposed to retain the stairwell, entire slab and foundations in phase 1 of Boskennerth House until the all buildings are unoccupied (November). The contractor can then continue to disconnect all power and remove stairwell, slab and all foundation.		
4.4	Contractor to allow for cutting as required to retain stair structure, provide double ring of Herras fencing around slab and then stair core.		
4.5	Contractor to allow to design, supply and install an engineered scaffold to provide additional bracing to retained staircore structure and steel roof with sheeted sides. Allow for structure to be in place until end of December 2016.		
5.0	Timescales		
5.1	Working hours will be permitted as follows: 0800hrs – 1800hrs. Programme to be agreed.		
5.2	The contractor is to include for the provision of welfare facilities and portaloos for the duration of the works.		



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6.0	The works		
6.1	In accordance with the attached Asbestos Type 2 and Type 3 (To follow) Demolition and Refurbishment Survey the contractor is to allow for the removal and safe disposal in accordance with current asbestos regulations of all materials as detailed in the report, unless where otherwise stated.		
6.2	Contractor is to allow for fully decommissioning and safe removal of all boilers from site. It is suspected that the main boilers are Asbestos containing and will require specialist treatment for removal.		
6.3	Allow for the supply and provision of all necessary showers, tenting and temporary equipment to be used in connection with the above operations. The contractor is to retain and submit all test certificates and waste transfer notes.		
6.4	Prior to the commencement of any demolition works contractor is to disconnect confirm all service connections to the buildings have been safely disconnected.		
6.5	Allow for all service providers works and attendance.		
6.6	Provide certificates to the Contract Administrator to confirm. Record the location of all termination points. All below ground drainage is to be tested to confirm its route and connection to adjoining sites. Cap off ready for future connection. Contractor to allow for service provider to strip out electrical and gas back to public mains. (Gas is Green box located in corner of site). Electric is 'T' off main behind Boskennerth		
6.7	Contractor to allow removal of all redundant cables within ground belonging to properties. IE cable from Boskennerth to the other properties on site.		
6.8	Allow to clear away all remaining furniture, fixtures and fittings remaining on site including UPS, phones and comms equipment and dispose off site.		

Demolition of all Buildings at Murdoch and Trevithick Site

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6.9	Safely demolish and remove from site the Buildings Including grubbing up the foundations and floor slabs known as :		
.1	1) Murdoch and Trevithick Main Building		
.2	2) Murdoch and Trevithick Boiler House and flue		
.3	3) Murdoch and Trevithick Gas store		
.4	4) Murdoch and Trevithick Garages and store to rear		
.5	5) Murdoch and Trevithick Pool		
.6	6) Murdoch and Trevithick Stores and sheds		
.7	7) Boskennerth House phase 1 including garden clearance		
.8	8) Boskennerth House phase 2		
.9	9) St Christopher's		
.10	10) Highfields		
.11	11) Highfields Removal and disposal of playground equipment		
.12	12) Highfields Stores, Garages and Boiler House buildings		
	<u>Please provide separate price for each.</u>		



		£	p
	<p>Allow for all relevant notifications and approvals as required. Note Prior approval notices have been submitted to planning.</p> <p>The Contractor is to allow for the removal of all debris and loose materials to all buildings as identified for demolition and dispose off site with the exception of the following:</p> <p>A – Contractor to allow for all concrete/Masonry is to be cleaned and crushed suitable for use as hardcore and distributed across the site to infill void, (including swimming pool) and remove any sharp changes in level. Any surplus is to be piled in a safe manner in the middle of the site.</p> <p><u>Drainage</u></p> <p>All main underground drains to be capped off and identified on plan. Minor runs to be grubbed out with foundations and removed from site.</p> <p>Additional Items of Work</p> <p><u>The Contractor shall insert below any works and associated costs required that have not been identified above and is evident from the drawings, specifications, preliminaries and other tender documents.</u></p>		



		£	p
	Collection		
	Preliminaries		
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	Page 5		
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	Total		