**Schedule of Works**

**A. Internal Works**

**NOTES**

**External water meter is located to the right hand side of the main entrance door**

**Electric meter is on the external wall to room 4**

**Electric cupboard is located in what will become room 11**

**Electric solar batteries located in the plant room**

**No Gas on site**

**See Asbestos report**

**Any materials removed from site, skips etc to provide waste transfer notes.**

**Alternatives can be offered to any of the specification choices provided the supplier can demonstrate that the alternative meets or exceeds those specified. Any variations must be raised by the supplier and agreed by the tenderer as part of the ITT Clarifications process (see ITT document section 9)**

**Specification choices**

* Decoration- white throughout McPhersons vinyl matt only to the rooms where work is carried out. Walls and ceilings to be 1 x sealer, 2 x full coat. Woodwork and door to receive knot and prime, undercoat and 1 x top coat of Dulux satin
* Replacement external doors to be white UPVC internal and anthracite grey externally with fire escape push bar opening and signage to suit building regs on minimum width for escape.
* Replacement internal doors to be solid fire check flush faced ply 30mins/60mins to suit painted white eggshell finish. [Howdens Solid Core Blank Plywood Flush FD30 Fire Door | Howdens](https://www.howdens.com/joinery/doors/howdens-solid-core-blank-plywood-flush-fd30-fire-door-obj-sku-family-25306489?skuId=DXF0048)
* Door handles [Z748 Curved Lever Rose Door Handle Chrome and Sat Nickel (handlestore.com)](https://www.handlestore.com/z748-lever-rose-door-handle)
* Kick plates to the base of all doors ( push side only)
* Floor coverings to be [Altro Walkway 20 | Flooring Supplies Direct](https://www.flooringsuppliesdirect.co.uk/shop/altro-safety-flooring/altro-walkway-20.html) flooring with colour tbc
* Smoke, fire and heat alarms as required to meet current Building Regs

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| --- | --- | --- |
| Description  | remarks | Cost  |
| **Prelims** |  |  |
|  |  |  |
| **Multifunction room 1**  |  |  |
| Remove and dispose of existing non load bearing pre cast concrete wall and timber floor over that forms the balcony area. |  |  |
| Remove and dispose of the non-load bearing existing corner WC, lobby walls and flat roof between multifunction room and current kitchen area |  |  |
| Remove existing OSB over existing WC , insulate and replace with plasterboard (provide access door if possible, when boards are removed)  |  |  |
| Fill the lower-level floor void to match the existing suspended wooden floor. This shall include blanking off the existing drain. 60mm flow screed over, 100 rigid insulation, over radon DPM, over 50mm sand blinding, over compacted 803 or 20-dust base to suit. |  |  |
| Allow to bring up the floor levels once the balcony wall is removed to match the covered wooden flooring, this can be flow-screed to suit. Allow to supply and lay, approx. 100m2 (when screed is dry) Altro walkway 20, colour TBC, to the entire room.  |  |  |
| Allow to drill 2 x 250mm dia holes through the external wall, position to be confirmed by Air conditioning installer. allow for a Scaffold or tower access at a maximum 6m high |  |  |
| **Heating/cooling and ventilation**Location and design TBC by installer. Design and install to suit a maximum room occupants at 150 personsTo supply and install a Fujitsu floor or wall mounted Air Conditioning and Ventilation Heat Recovery systems, comprising the following. **Air Conditioning**2no.Fujitsu one way blow cassette type air conditioning units.2no. Fujitsu condenser units.All refrigeration pipework, pipe insulation and inter-connecting cable, ductwork, fixture and fittings.1no. Fujitsu touch panel controller.Condenser mounting blocks.Condensate drains / pumps.Brackets & fixings.**Ventilation**1no.Fujitsu heat recovery unit.1no. Remote controllers.Approx. 30mts of galvanised spiral ductwork.Galvanised duct fittings as required. Duct grilles.2no. External weather louvres.Dust insulation to fresh air duct only. fully commission and test runAllow for an electrical 32 amp supply from fuseboard (room 11) to each unit |  |  |
|  |  |  |
| Allow to remove external cladding and cut in new opening to receive new fire escape door, supply, and install with solid panels (no glass) UPVC fire escape door, with push bar exit, anthracite outside, white inside (min opening width between handle and door frame of 1050mm) replace external cladding and make good to reveals with new cladding, externally and plasterboard internally.  |  |  |
| 50mm x 25m Counter batten, Plasterboard and dryline finish to 2 x external walls from FFL to existing suspended ceiling, cap off 100mm down from existing and paint black to create shadow gap |  |  |
| Allowing for 5 x double white plastic electric sockets, position tbc on site, to the external walls, along with an illuminated fire escape sign over the newly installed door  |  |  |
| Form metal stud to internal wall between bar area from floor to underside of existing suspended ceiling, fixed back to existing blockwork wall at suitable centres, plasterboard and dryline, allow for 3 x double sockets with positions TBC on site along with new light switch position. |  |  |
| Make good to walls after demolition of balcony and WC, fire check plasterboard and dryline. |  |  |
| Allow for pre primed MDF 119mm pre primed pencil round skirting throughout and 69mm architrave where required to be undercoated and eggshell finish in white. |  |  |
| Decoration to walls, 1 x sealer and 2 x coats of McPhersons white vinyl matt emulsion. |  |  |
| Decoration to woodwork, 1 x coat dulux satin over 1 x coats of dulux undercoat over pre primed mdf skirting and architrave, inc Knot and prime where required to bare timber. |  |  |
| Widen entrance door from Multifunction room to room 7 (existing Lounge/kitchen) to suit a disabled access, and lift door head to suit new floor levels in Multifunction room 1, new door lining, door , furniture and making good ensuring minimum width of 1050mm between door handle and frame  |  |  |
| Allow to shutter new widened doorway between room 1 & 7 to retain floor screed raised level from room 1  |  |  |
| Allow to cut down existing window opening from Room 1 to room 2 (existing bar area) to create accessible access with single door to suit a minimum 1050mm opening from door handle to door stop [Howdens Solid Core Blank Plywood Flush FD30 Fire Door | Howdens](https://www.howdens.com/joinery/doors/howdens-solid-core-blank-plywood-flush-fd30-fire-door-obj-sku-family-25306489?skuId=DXF0048) fire rated studwork to complete infill of current opening size if required. Door to open into multifunction room, with door closer, handle and thumbturn ( no key locking as fire escape) to the bar side. fire escape sign over to the bar side. |  |  |
| This doorway will create a step from the bar, allow to build a timber step to the multifunction room side of the door with a minimum size of 2800mmm x 1200mm and cover with Altro flooring to match the flooring in room 1, edge trim to step to protect step edge and highlight stepAs per drawing SK20416\_01 |  |  |
| Make good reveals, decorate reveals, decorate new door and frame |  |  |
| Allow to shutter doorway to new kitchen area to retain screed to multifunction room 1  |  |  |
|  |  |  |
| **External Fire escape door and small lobby area between Multifunction Room 1 & WC**  |  |  |
| FFL to match Multifunction room, flow screed and insulate if space to do so. |  |  |
| Remove the existing timber door frame between small lobby and multifunction room and make good. |  |  |
| Replace ceiling, make good and decorate, allow for new single LED light. |  |  |
| Remove existing timber external door and frame, remove external reveal trims, widen to accept, supply and fit new UPVC fire solid panel, push bar escape door, anthracite grey externally and white finish internally. Must be a minimum of 838mm wide escape width, (could be affected by meter box, check sizes first) replace trims to external reveals, make good internal reveals and decorate, allow for illuminated fire escape signage over |  |  |
|  |  |  |
| **Unisex WC room 4 /Plant Room 5**  |  |  |
| Remove internal walls forming lobby and shower area |  |  |
| Remove existing ceiling, insulate, replace new plasterboard, dryline/skim, new lighting x6 led downlights, positions tbc and decorate  |  |  |
| Bring FFL up to match the Multifunction room with Altro flooring over, 60mm flow screed over, 100 rigid insulation, over radon DPM, over 50mm sand blinding, over compacted 803/20-dust base to suit existing FFL. |  |  |
| Create a step down into the battery storage/boiler room |  |  |
| New studwork wall to create battery/solar room, allow for new lining, 838mm fire door and furniture, **15mm**  fire check plasterboard and skim ( existing ceiling to stay) all to be 1hr fire rating  |  |  |
| New studwork wall and door frame to create accessible toilet with 838mm door dryline/skim finish  |  |  |
| Renew existing WC, basin and water heater to single WC , and allow for new disabled WC, basin and water heater in the existing shower area, to include door and frame and Part M pack to be fitted  |  |  |
| Allow for extractor fan through existing window or old extract position and make good to window and walls internal and externally |  |  |
| 150mm x 150mm white Tiled areas to splash back on both basins only |  |  |
| Make good walls and decorate throughout, 119mm pencil round skirting and 69mm architrave to all walls and linings  |  |  |
| Gret Water Harvesting to provide for the 2no WC’s As link or similar https://www.freeflush.co.uk/pages/gravity-fed-rainwater-harvesting-system-for-flushing-toilets |  |  |

Please highlight items you feel may be required to complete the works which are not included in the above list of works above.