

SCHEDULE OF WORKS

Project:

Provision of external wall insulation to existing walls, including new compatible thin coat render system.

Address:

St Newlyn East Village Hall, Neeham Road, St Newlyn East, TR8 5LE.

Client:

St Newlyn East Village Hall Committee.

Date:

February 2024

Revision:

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SECTION 3:
PROVISIONAL SUMS:

Item	Description	Lump Sum
3.00		
	Not applicable to these works.	
	Provisional Sums Total	N/A

Contingency sum: £5% of the tender price

SECTION 4
SCHEDULE OF WORKS:

SITE APPRAISAL:

The Contractor is expected to visit the site during the tender process to familiarise himself with the existing building and site including access and any other matters to be considered and allowed for when pricing the tender. To understand the works to be carried out and the sequence and methods by which they are most efficiently conducted.

ITEM	DESCRIPTION OF THE WORKS	LUMP SUM
4.00		£
4.01	<p><u>PRELIMINARIES:</u> Allow for all costs associated with management and staff, safety and environmental protection, completion and post completion requirements, guarantees and warranties.</p> <p>*****</p>	
4.02	<p><u>EXTERNALLY – EXTERNAL WALL INSULATION:</u> <i>Prior to commencement of the works, all existing external meter boxes, satellite dishes, flues, ventilation ducts & grilles, and gas & mains water connections to be removed, and put into safe storage ready for subsequent re-fitting – this work to be carried out by others.</i></p> <p>All windows to be fitted with their new extended cills prior to wall insulation – to be carried out by others.</p> <p>The Contractor to prepare the existing walls surface to the External Wall Insulation manufacturer's instructions. Fix a Premium EPS EWI insulation board to achieve a U-value of 0.18 W/mK. Boards to be fixed in accordance with manufacturer's instructions (bonded and/or mechanically fixed with plastic insulation anchors as specified by manufacturer). At reveals and to lintels fix nominal 25mm EPS EWI sealed to the window/door frame in the manner specified by the manufacturer. Apply a thin coat render system to insulation manufacturer's recommendations incorporating EML or glass fibre mesh reinforcement installed with all relevant beads / angles / bellcast former, etc, as specified by the manufacturer. At DPC level, a starter rail / track formed of PVCu or other low thermal conductivity material to be used. At DPC form bellcast. Below DPC form an insulated plinth by fixing a reduced thickness of insulation to form step back, carry insulated plinth</p>	

	<p>down to path/ground level to EWI manufacturer's recommendations. Apply thin coat render as noted above. Omit plinth insulation at doorways to avoid a trip hazard (due to excessive distance to stride). Ensure any air bricks and ducts are sleeved through/not obstructed by the insulation.</p> <p><i>Walls to be left ready for all of the previously removed meter boxed, satellite dishes, grilles, etc, to be re-fitted to the new wall finish – this re-fitting work to be carried out by others, using the EWI manufacturer's recommended fixing systems.</i></p> <p>All external wall insulation works to be carried out in strict compliance with the manufacturers recommendations, and the Insulated Render and Cladding Association External Wall Insulation Best Practice Guide.</p>	
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