

SCHEDULE OF WORK
FOR
RE-ROOFING WORKS
AT
TEWKESBURY MUSEUM
64 BARTON STREET, TEWKESBURY

For

Tewkesbury Town Council
C/o Debbie Hill – Town Clerk
Tewkesbury Town Council
Town Hall
High Street
Tewkesbury
GL20 5AL

Prepared by

Nick Joyce Architects Ltd
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Worcester WR1 1RS
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December 2022

PRELIMINARIES

P1	The Project	
	Name	Tewkesbury Museum
	Nature	Re-roofing
	Location	64 Barton Street, Tewkesbury. GL20 5PX
	Length of Contract	8 weeks
P2	Employer	Tewkesbury Town Council Town Hall, High Street, Tewkesbury GL20 5AL
P3	Architect	Nick Joyce Architects Ltd 5 Barbourne Road Worcester WR1 1RS Contact: Andrea Burton Tel 01905 726307 andrea@nickjoycearchitects.co.uk
P4	Principal Designer	The Architect (as P3)
P5	The Site	64 Barton Street is a three storey timber-framed building.
	Access	Access is limited off Barton Street and access lane to the west.
	Parking	No on-site parking is available. Some on-street parking is available close by.
	Building Use	The building is used as a publicly accessible museum, open to the public each weekday 12pm-3pm and at weekends 11am-3pm.
P6	Description of the works	Re roofing of the roof and associated leadworks, refurbishment of cast-iron rainwater goods.
P7	The Contract	JCT Minor Works Building Contract 2016 Edition.
P8	Tendering	The contractor is asked to return this Schedule of Works, indicating the cost for each of the work items. If the contractor does not separately price for any of the items within the schedule, they will be deemed to have included for all requirements within the figures submitted.
P9	Site Visits	The contractor is expected to visit site prior to submitting their tender to ensure an understanding of the work and any restricting H & S factors. The contractor is to make the necessary arrangement to visit the property through the Town Clerk, Ms Debbie Hill on 07971 874239. No site inspections are to be undertaken until you have arranged access.

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P10	Contract length/ Programme	<p>The contract length will be 8 weeks. The contractor must allow for all provisions necessary in order to complete the works described within these prescribed time limits. A condition of the grant funding is that all works must be complete by the end of March 2023.</p> <p>No works to be started without prior arrangement with the Architect and agreement of the Programme of Works. No claims for loss of time and other changes will be entertained should the above procedure not be complied with.</p>
P11	Liquidated Damages	The contractor should note that Liquidated and Ascertained Damages are set at £200.00 per week and may be charged for any reasons that are not defined within the 'Relevant Events' section of the JCT MW 2016 contract.
P12	Quantities	All measurements and quantities given in the reports and specification are for guidance purposes only. The contractor should ascertain all quantities and dimensions for tendering and construction by site management.
P13	Foreman	The contractor is to employ a full time site foreman/agent for the duration of the project experienced in the type of work being undertaken.
P14	Consents	The contractor is to include for obtaining all necessary consents and licences required for the works, service installations and scaffolding. The contractor is to liaise as necessary with, Health and Safety Inspectors, Local Authority Officers and all other anticipated/authorised inspections of the works by third parties.
P15	Security	The contractor shall be responsible for maintaining the site in a secure and safe condition at all times. The contractor is to abide by all site requirements as defined by the Architect.
P16	Stability	Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
P17	Occupied Premises	Existing buildings will be occupied and in use during the Contract. Carry out works without undue inconvenience and nuisance and without danger to occupants and users.
P18	Materials	The contractor shall allow for all costs incurred in the provision of all plant, tools and equipment necessary to complete the works and for disposal of all waste and any materials arising. Include for the safe movement and storage of materials.
P19	Working Hours	Normal working hours shall be restricted to 08:00 to 17:00 hours Monday to Friday. Any works outside these hours are to be

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approved by the CA and all costs associated will be deemed to be included in the tender price.

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|------------|-------------------------|--|
| P20 | Insurance | The contractor is to provide an up to date set of Public and Employers Liability insurance with their tender return. |
| P21 | CDM2015 | The contractor must comply in full with the Construction (Design and Management) Regulations 2015 and for undertaking all roles and responsibilities required of them as Principal Contractor. |
| P22 | Schedule of Work | <p>This Schedule is to be read in conjunction with the appended documents.</p> <p>The contractor is to note that this schedule is given to assist in tendering, tender evaluation and provide a suitable basis for the valuation of variations. The schedule is not exhaustive and the contractor is to include for all works necessary or apparent from their site visit, this specification and any accompanying reports, for proper completion of the finished project.</p> |

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PREAMBLES**1.0****SITE SET-UP****1.1 Scaffolding**

Erect and maintain during course of works all scaffolding required for the execution of the works described in the documents.

Dismantle and clear away on completion of works, making good any areas affected by scaffold supports.

ITEM _____

Include extra over cost for a cover scaffold.

ITEM _____

1.2 Services:

Existing overhead BT supply to be protected.

NB Location of existing underground electric cables, other drainage and water supply pipes are not known.

**1.3 Contractor's Items
Management/
Health and safety**

Accept responsibility for coordination, supervision and administration of the works, including subcontracts.

Work operatives to be appropriately skilled and experienced for the type and quality of work.

Water for the work to be supplied by Employer from mains.

Electricity for the works to be supplied by the Employer from the mains.

Agree site for location of skips with Employer.

Provide protection to paved areas and make good any defects incurred during the course of the works.

Provide Portaloo for duration of works.

Provide hot and cold water facilities for work operatives during course of works.

ITEM _____

**1.4 Contractor's
Workmanship**

Allow to liaise with building inspector for inspections as and when required; and arrange for final certificate to be issued to employer at completion of works.

Generally fix, install, supply or lay products/materials securely, accurately, plumb and in alignment.

Check on site dimensions.

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Finished work to be without defects.

Use only products/materials specified in this document and comply with all manufacturer's printed recommendations and instructions regarding fitting/laying/installing.

Setting out - check all dimensions on site and notify architect of any discrepancies and await instructions.

Protect existing and new works against damage from water ingress. ITEM _____

2.0

REMOVALS

2.1 Roof coverings

Carefully remove existing hogs-back ridge tiles and set aside for re-use after removing all mortar and debris.

Carefully remove all clay plain tiles, removing any mortar and debris and set aside for re use.

Remove all battens and de-nail and dispose of.

Location: Roof-slopes 1 - 6 ITEM _____

2.2 Leadwork

Carefully remove existing lead coverings to gutters and dispose of. Remove also gutter boarding and dispose of.

Location: West parapet gutters
Back-gutter on east chimney stack ITEM _____

2.3 Rainwater goods

Carefully take down existing cast-iron gutters and downpipes and set side for refurbishment specified elsewhere.

Location: West roof slope 2 – hopper and downpipe (1)
South roof slope 3 – gutter and downpipe (3)
West roof slope 5 – gutter and downpipe (2)
East roof slope 4 – gutter and downpipe (4+5) ITEM _____

2.4 Timber fascias

Take off existing painted fascias and clear away.

Location: Roof slopes 3 and 5 ITEM _____

3.0

ROOFING

3.1 Roof slopes

Supply and fit vapour permeable underlay over existing rafters (Klober Permo Forte or other equal approved).

Supply and fit treated sw battens, 38x25mm, with staggered joints

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to existing rafters with 65 x 3.35mm stainless steel annular ring shank nails through breather membrane.

Fix existing tiles to battens using 38.35mm stainless steel nails; tiles to be twice nailed every fifth course; twice nail end tile in every course at verges, abutments and each side of valleys and hips; twice nail two courses of tiles at eaves and top edges; cut tiles only where necessary to give straight, clean edges; at ends of courses use tile and a half tiles to maintain bond and to ensure cut tiles are as large as possible.

Allow for 40% new handmade plain tiles to match to make up for failed existing tiles.

Where existing roof tiles have no nail holes, allow for notching tiles either side to allow nail fixing.

Location: Roof-slopes 1 - 6

ITEM _____

3.2 Ridge tiles

Re use existing hogs back ridge tiles making up any shortfall in tiles to match existing allowing for 20% re-claimed tiles and bed solidly in lime/sand mortar NHL 3.5 mix 1:2 ½.

Location: Roof-slopes 1 - 5

ITEM _____

4.0

LEADWORK

All work to comply with Lead Sheet Training Academy (LSTA) guidance.

4.1 West parapet gutter

Allow to reform gutter with untreated sawn penny jointed boards size 150 x 25mm fix onto new joists fixed to existing rafters out of 75 x 50 treated softwood and reform gutter to give 60mm upstands at drips. Boards to extend 225mm up roof slope.

Lay code 6 lead to gutter boards.

Form lead cover flashing over parapet brickwork in code 5 lead, max. 1500mm lengths with 100mm laps.

ITEM _____

4.2 Gutter to roof slope 5

Allow to renew leadwork to existing gutter – detail unknown. Allow 2.0m length and 500mm max. width, code 6 lead.

ITEM _____

4.3 Back gutter

Allow to renew back gutter to east chimney stack (roof slope 4).

ITEM _____

5.0

JOINERY

5.1 Gutters

Replace existing timber fascias in hardwood, with like-for-like section sizes and mouldings.

Location: Roof slopes 3 and 5

ITEM _____

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6.0**RAINWATER GOODS**

Allow to overhaul all existing cast-iron rainwater goods including hoppers, gutters and downpipes scheduled in item 2.3.
Remove existing paint finishes and rust and re-paint using a rust-inhibiting paint system (eg Hammerite No 1 Rust beater or similar) and two top coats metal paint – colour to match existing. All in accordance with the paint manufacturer's instructions.

Re-fit all after refurbishment and re-seal all joints with a low modulus silicone sealant.

ITEM _____

7.0**PROVISIONAL and PC SUMS and CONTINGENCY**

7.1	Roof tiles	Supply handmade roof tiles to match existing Provisional Sums: Include £1,500.00	£1,500.00
7.2	Leadwork	Unknown areas of leadwork. Provisional Sums: Include £1,000.00	£1,000.00
7.3	Roof repairs	Repairs to existing rafters. Provisional Sums: Include £5,000.00	£5,000.00
7.8	Contingency Sum	Include a contingency sum of £5,000.00 for works unknown at preparation of contract documents.	£5,000.00

8.0**ADDITIONAL ITEMS**

The tenderer should include here and describe all items shown on drawings but not specifically referred to in this schedule and all other items deemed necessary for the full execution of the work.

Item A ITEM _____

Item B ITEM _____

Item C ITEM _____

Item D ITEM _____

Item E ITEM _____

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SCHEDULE OF WORK SUMMARY**Collection**
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