

## Parade Flats

### Works package

<b>Client:</b>	Council of the Isles of Scilly	<b>Site Address:</b>	Parade Flats, Hugh Town, St Mary's, Isles of Scilly.
<b>Contract Administrator:</b>	Currie & Brown	<b>Contractor:</b>	To be confirmed
<b>C&amp;B Ref:</b>	4101280-100	<b>Issue date:</b>	24.11.2020

ITEM	DESCRIPTION		COST
1.0	<b>SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS</b>		
	<b><u>Refer to preliminaries section of the tender package</u></b>		
1.1	<p><b>Scope of Works by the Contractor:</b></p> <p>The Contractor shall:</p> <ul style="list-style-type: none"> <li>Carry out everything necessary for the proper execution and completion of the works, whether or not described in this specification or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.</li> <li>Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.</li> <li>Be responsible for liaison with and co-ordination of all works by the various trades and Sub Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.</li> <li>Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together with all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of</li> </ul>		

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	<p>the work and shall remove them and make good any damage before completion.</p> <ul style="list-style-type: none"> <li>• Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.</li> <li>• Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.</li> <li>• Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.</li> <li>• Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.</li> <li>• Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub Contractors as laid down in all Health &amp; Safety Legislation applicable to this contract and maintain all safety measures required thereunder.</li> <li>• Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub Contractors, and shall keep the site and surrounds clean and tidy at all times.</li> <li>• Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof</li> <li>• Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works.</li> </ul>		
	<ul style="list-style-type: none"> <li>• On completion of the works, dismantle and remove all plant and temporary work, clear away all rubbish, debris and surplus materials and shall thoroughly clean all surfaces including any affected portions of the existing premises, both</li> </ul>		

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	internally and externally including removing all stains and paint splashes, touching up any damaged decoration and cleaning all parts, to leave the site clean and perfect to the satisfaction of the Contract Administrator.		
1.2	<b>Site Administration:</b>  The Contractor must: <ul style="list-style-type: none"> <li>• Ensure that all work, including that of Sub-Contractors, is adequately supervised at all times by a competent foreman.</li> <li>• Take all reasonable care in order to confine the area of building operations to a minimum necessary for completion of the works.</li> <li>• Keep all persons (including those employed by the Sub Contractors), under his control and within the boundaries of the site.</li> <li>• Obtain all necessary permissions where the execution of the works requires workmen to enter upon adjoining properties prior to such works being executed.</li> <li>• Safeguard the Site, the Works, products, materials and any parts of the existing building affected by the works from unauthorised access, damage and theft and provide all necessary facilities to do so.</li> <li>• Indemnify the Employer against all claims or actions for damages arising from failure to comply with the above.</li> <li>• Allow for attending meetings as notified by the Contract Administrator.</li> <li>• Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.</li> <li>• Make every effort to keep noise and disturbance to the occupier of the site and surrounding premises to a minimum.</li> <li>• Retain copies of maintenance instructions and guarantees delivered with components and equipment and keep safe for handover to the CA on completion.</li> <li>• Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.</li> </ul>		
2.0	<b>SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS &amp; PREAMBLES</b>		
2.1	The contractor is to allow for following the procedures of the CDM Regulations and performing the duties of principle contractor.	Item	
2.2	All work implemented to the premises as specified within Section 3 of this report are to be undertaken in accordance with good building practice and in compliance with current British Standards and Code of Practices.	Item	
2.3	All works are to be undertaken to ensure compliance with current Building Regulations where applicable and the Contractor will be	Item	

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	responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued.			
2.4	<b>Materials Generally:</b>  Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.  Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer's recommendations, instructions or specifications. It is the Contractor's responsibility to obtain such details and inform all Sub Contractors and operatives of the requirements and restrictions contained therein.			
2.5	<b>Substitution of Products:</b>  No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.  Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole.			
2.6	<b>Workmanship Generally:</b>  Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.  Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed.			
2.7	<b>Workmanship Definitions:</b>			
	Fix Only	All labours in unloading, handling, storing and fixing in position, including use of all plant.		
	Remove	Disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not		

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		include removing associated pipework, wiring, ductwork or other services.		
	Keep for Reuse	During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials, stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.		
	Replace	Remove the stated existing components, features and finishes; provide and fit in lieu new components, features or finishes which, (unless specified otherwise, must match those which have been removed) and make good as necessary.		
	Repair	Carry out local remedial work to components, features and finishes, resecure or refix as necessary and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration.		
	Make Good	Carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components, redecoration.		
	Ease	Make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds and make good as necessary.		
	To Match Existing	Use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.		

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3.0	<b>SECTION 3 – SCHEDULE OF WORKS</b>			
3.1	<b><u>Rationale behind the works</u></b>  This schedule of works comprise of planned maintenance works for Parade Flats, derived from the stock condition survey		Note	

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	and recent follow up inspections of council owned, residential buildings.		
<b>3.2</b>	<b>1 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.2.1	<u>Mechanical ventilation Bathroom</u>  <i>The current mechanical ventilation does not appear to be operating effectively. Loud when in use, positioned far from shower. Operated only by ceiling mounted switch.</i>  Allow to supply and install a ducted mechanical ventilation extract closer to shower to achieve minimum extract rate of 15L/s.  Ensure new extract is operated via accessible pull chord.	Item	
3.2.2	<u>Ceiling redecorations Bathroom</u>  <i>Textured, paper lined ceiling finishes in bathroom exhibiting high amount of black spot mould as a result of poor ventilation.</i>  Allow to strip and dispose of existing paper lined ceiling finishes.  Allow to prepare surface to be re-skimmed and painted using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.	Item	
3.2.3	<u>Shower sealant</u>  <i>Shower sealant high build up of mould.</i>  Allow to strip and dispose of existing shower sealant.  Allow to supply and install silicone sealant around shower screen lining using 'DOW 785+ Bacteria Resistant Sanitary Silicone White' or similar for use within bathrooms with mould-resistant properties.	Item	
<b>3.3</b>	<b>2 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.3.1	<u>Mechanical ventilation Kitchen</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>Currently no mechanical ventilation installed within kitchen.</i></p> <p>Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.</p>		
3.3.2	<p><u>Mechanical ventilation Bathroom</u></p> <p><i>There is currently no mechanical extract in the bathroom.</i></p> <p>Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.</p>	Item	
<b>3.4</b>	<b>3 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.4.1	<p><u>Mechanical ventilation Kitchen</u></p> <p><i>Currently no mechanical ventilation installed within kitchen.</i></p> <p>Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.</p>	Item	
3.4.2	<p><u>Mechanical ventilation Bathroom</u></p> <p><i>There is currently no mechanical extract in the bathroom.</i></p> <p>Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.</p>	Item	
3.4.3	<p><u>Grab rails</u></p> <p><i>Grab rails required.</i></p> <p>Allow to install DDA compliant grab rails next to toilet and within shower. Colour white.</p>	Item	
<b>3.5</b>	<b>4 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.5.1	<p><u>Mechanical ventilation Bathroom &amp; Kitchen</u></p> <p><i>Mechanical ventilation installed in both bathroom &amp; kitchen appear dated and very noisy.</i></p>	Item	

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	Allow to replace mechanical ventilation ensuring adequate flow rates. 15L/s for bathroom, 30L/s for Kitchen.		
3.5.2	<u>Grab rails</u>  <i>Grab rails required.</i>  Allow to install DDA compliant grab rails next to toilet and within shower. Colour white.	Item	
3.6	<b>5 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.6.1	<u>Mechanical ventilation Kitchen</u>  <i>Currently no mechanical ventilation installed within kitchen.</i>  Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.	Item	
3.6.2	<u>Mechanical ventilation Bathroom</u>  <i>There is currently no mechanical extract in the bathroom.</i>  Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.	Item	
3.6.3	<u>Vinyl floor replacement</u>  <i>Vinyl floor in kitchen and bathroom heavily stained and end of life.</i>  Allow to supply and install non-slip vinyl flooring, to be approved by the CA prior to ordering.	Item	
3.6.4	<u>Light fixtures</u>  <i>Staining to light fixtures in lounge and kitchen, indication of overheating.</i>  Allow to investigate, replace fixtures where necessary.	Item	
3.7	<b>6 Parade Flats</b>		
	<b>No internal works (being undertaken direct by CLOS)</b>	Note	N/A



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<b>3.8</b>	<b>7 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.8.1	<u>Mechanical ventilation Kitchen</u>  <i>Currently no mechanical ventilation installed within kitchen.</i>  Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.	Item	
3.8.2	<u>Mechanical ventilation Bathroom</u>  <i>There is currently no mechanical extract in the bathroom.</i>  Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.	Item	
<b>3.9</b>	<b>8 Parade Flats</b>		
	<b>Internal</b>	Note	N/A
3.9.1	<u>Mechanical ventilation Kitchen</u>  <i>Currently no mechanical ventilation installed within kitchen.</i>  Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.	Item	
3.9.2	<u>Mechanical ventilation Bathroom</u>  <i>There is currently no mechanical extract in the bathroom.</i>  Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.	Item	
<b>3.10</b>	<b>Communal areas</b>		
3.10.1	For internal communal area works, please refer to supplied plans.	Item	
<b>3.11</b>	<b>External</b>		

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3.11.1	<p><u>Crack repairs</u></p> <p><i>General hairline cracking noted in places allowing ingress of water.</i></p> <p>Allow to rake out cracks and fill using 'Dulux Trade Weathershield Exterior Flexible Filler' or similar in accordance with manufacturers recommendations.</p> <p>Provisionally allow for 6l/m of crack repairs.</p>	Item	
3.11.2	<p><u>Facia replacement</u></p> <p><i>Timber facia decaying on north elevation</i></p> <p>Allow to strip and dispose of timber facia's and soffits.</p> <p>Supply and install new uPVC facias to match rest of building.</p>	Item	
3.11.3	<p><u>Gutters</u></p> <p><i>Gutters have build-up of vegetation / debris.</i></p> <p>Allow to clear gutters of any vegetation / debris and flush through. Allow to repair any leaking joints identified after flushing through.</p>	Item	
3.11.4	<p><u>Timber windows</u></p> <p><i>Timber single glazed windows to communal spaces painted finish worn.</i></p> <p>Allow to redecorate painted timber elements to communal area windows using 'Dulux Weathershield' colour to white.</p>	Item	
3.11.5	<p><u>External staircase</u></p> <p><i>External staircase build-up of moss, nosing's appear end of life.</i></p> <p>Allow to power wash moss / loose debris off staircase.</p> <p>Allow replace existing nosing's with new external grade, anti-slip aluminium nosing's on staircase treads with contrasting colour.</p>	Item	
3.11.6	<p><u>Ramp replacement</u></p> <p><i>Timber ramp to 1<sup>st</sup> floor circulation exit rotten.</i></p>	Item	

ITEM	DESCRIPTION		COST
	Allow to replace timber external ramp.		
3.11.7	<p><u>Window replacement</u></p> <p><i>uPVC windows generally end of life, defective in most flats allowing ingress of water.</i></p> <p>Allow to complete window replacement to all occupied areas. Dispose of existing uPVC windows.</p> <p>Replace with new double-glazed windows with trickle vents. Opening arrangements to match existing.</p> <p>The contractor is to allow to measure all windows prior to order.</p> <p>The contractor should supply and install Veka M70 PVCu windows (or similar approved product).</p> <ul style="list-style-type: none"> <li>- Hinges: Securistyle Defender Hinge (Austenitic Stainless)</li> <li>- Locking mechanism: Maco MKV Espag (Tricoat)</li> </ul> <p>All new doors to match the design of existing.</p>	Item	
4.0	<b>Risk allowance to be instructed by CA</b>	Provisional sum	<b>£5000.00</b>
		<b>Total from above:</b>	<b>£</b>