

	<i>23-27-18-3-6022- Refurbishment of Warren Cottage, Lynford</i>		
	<b>SCHEDULE OF BUILDER'S WORK</b>		
<b>1.0</b>	<b>GENERAL NOTES</b>		
1.01	<p>To be read in conjunction with the Contract Preliminaries, NBS Clauses, and Drawings</p> <p>Ascertain the presence of any services in the area of works, drawings are indicative only.</p> <ol style="list-style-type: none"> <li>1. Remove means remove and dispose of.</li> <li>2. Install means supply and fit/fix</li> <li>3. For pricing purposes, for all dimensions/positions refer to drawings</li> <li>4. Contractor to carry out own survey before placing any orders.</li> </ol>		
1.02	<b>Scope of the Works</b>		
	General refurbishment of 3-bed semi-detached house for rental, including new windows and thermal upgrades, redecoration, minor repairs, electrical rewire and new heating system.		
1.03	<b>Phasing/Programme</b>		
	The contractor can assume that it will enjoy sole use of Warren Cottage and its site for the duration of the contract.		
1.04	<b>Neighbouring Site</b>		
	No issues anticipated, although some liaison will be necessary for certain work.		
1.05	<b>Designer's Risk Assessment</b>		
	Refer to separate designer's risk assessment		
1.06	<b>Site Visits</b>		
	By arrangement refer to Preliminaries A12/250.		

<b>2.0</b>	<b>WORKS TO EXTERNAL ENVELOPE</b>		
2.1	<p><b>Cleaning/External Works (NBS Section C40/Q40)</b></p> <p>Remove existing ivy and other plant growth to 1m perimeter of building envelope.</p> <p>Clean down walls and pitched roof slopes.</p> <p>Clear and clean existing path leading to main entrance door.</p> <p>Adapt existing drainage/lay new drain runs and connect into drainage systems. Install new double sealed inspection chambers where required within building. Inspect, clear, rod, and test drainage installation to ensure it is free flowing and report any defects to CA.</p> <p>Install new sections of fencing and 1no. pedestrian gate, as shown on drawing and as NBS Section Q40.</p>		
2.2	<p><b>Specialist Concrete Repairs (NBS Section C42)</b></p> <p>To concrete roof decks, remove loose concrete from affected area, treat exposed reinforcement with rust inhibitor and apply repair mortar. Clean out any crack and infill with repair grout.</p>		
2.3	<p><b>Bricklayer (NBS Section C41/F10)</b></p> <p>To external leaf of masonry walls carry out brick work repairs as noted on drawing, cut out affected bricks and replace with matching type, install bed joint reinforcement system and joint/repoint accordingly.</p> <p>List of cracks/repointing;</p> <ol style="list-style-type: none"> <li>1. W01 – Repoint approximately 1m<sup>2</sup> to left hand side of window</li> <li>2. W02-W10 – Repair vertical crack between windows and repoint only.</li> <li>3. W04-W05 – Re-point approximately 1m<sup>2</sup> around base of soil and vent pipe and clean brickwork to remove/damp staining</li> <li>4. W04-W12 – Re-point vertical crack between openings</li> <li>5. W06-D08 Repoint rake out and repoint approximately 1m<sup>2</sup> of brick work</li> <li>6. W11 – re-point approximately 1m crack below window</li> <li>7. To Chimney breasts/stacks (2no.) rake-out and re-point locally to top 4-5 brick courses.</li> <li>8. Rake-out and re-point approximately 1m<sup>2</sup> to rear elevation of chimney breast/stack shared with adjacent property.</li> </ol>		
2.4	<p><b>Rofer (NBS Section C41/H65/H71/G20)</b></p> <p>To existing pitched roof replace all chimney flashings and concrete flaunching. Rake-out and repoint defective mortar joints.</p> <p>Cap-off 1no redundant chimney terminal with mortar fillet.</p>		

	<p>Install remove all existing fascia and soffits and replace in white PVC products.</p> <p>Remove all existing guttering and rainwater pipes and install new PVC guttering/down pipes etc. and connect to existing surface water drainage system.</p> <p>To repaired concrete roof decks install insulated flat roofing system as shown on drawings, using approved installer strictly to specialist supplier's specification and drawings (refer to appendix). Provide 15yr system guarantee on completion. Contractor may offer own supplier of equal system for approval.</p>		
2.5	<p><b>Window/Door Installer (NBS Section L10/L20 )</b></p> <p>Remove all existing windows, make good openings and install compatible insulated cavity barrier barriers.</p> <p>To prepared existing openings install approved uPVC double glazed windows system, including trickle vents/trims etc. and white mastic seals. All as shown on drawings.</p> <p>Remove existing external doors D08 &amp; D10 and replace with approved double/safety glazed (fully glazed) uPVC door system including trims/white mastic seals etc.</p>		
<b>3.0</b>	<b>INTERNAL ALTERATIONS/IMPROVEMENTS &amp; REPAIRS</b>		
3.1	<p><b>Removals</b></p> <p>Strip-out all rooms, remove all sanitaryware, kitchen units, fitting and fixtures etc. and make good all areas disturbed.</p> <p>Remove brick Belfast sink supports in Dining Room and make good floor and walls.</p> <p>Remove texture coatings to kitchen walls and make good.</p>		
3.2	<p><b>Miscellaneous Minor alterations &amp; repairs</b></p> <p>Remove door D17 (Bedroom 3) and frame and infill opening in timber studwork/plasterboard construction.</p> <p>To cupboard off Bedroom 3 (proposed airing cupboard) form new opening in existing studwork wall.</p> <p>Infill fireplace in Dining Room and install ventilation louvre.</p> <p>Make good infilled fire places in Bedroom 1 and Bedroom 2 and install ventilation louvre.</p> <p>Infill and fit air brick/grille to chute in Utility room</p>		

	Infill air bricks in Bedroom 3, WC and Bathroom.		
3.3	<p><b>Making good of existing floors/concrete soffits (C41/C42/C51)</b></p> <p>Ground Floor</p> <p>To cracks in concrete floor slab; clean out crack and infill with repair grout.</p> <p>To concrete soffit in flat roofed extension; remove loose concrete from affected area, treat exposed reinforcement with rust inhibitor and apply repair mortar. Clean out any crack and infill with repair grout.</p> <p>First Floor</p> <p>Remove defective water damage section of timber first floor construction (Bedroom1/Bathroom) and reinstate.</p>		
3.4	<p><b>Plasterer (NBS Section K10/M20)</b></p> <p>Make good existing walls, hack-off areas of loose plaster and apply bonding agent/1-coat renovating plaster.</p> <p>Install new ceiling in kitchen (removed in section 4.3 below) and Bedroom 1 cupboard, as NBS Section K10, including noggins, tapped joints, skim coat plaster and coving.</p> <p>To under-stairs area install new plasterboard soffit, including timber noggins, skim coat plaster, intumescent mastic seals to joints/edges and gaps etc.</p> <p>Re-skim all internal walls regularise surface to receive new decorations.</p>		
3.5	<p><b>Carpenter (NBS Section L20/P20/P21)</b></p> <p>To new opening for D16 (FF airing cupboard) install door linings/stops/ and softwood paint grade flush door ironmongery/ MDF architrave (to match existing).</p> <p>To all areas (existing D16 blocked-up opening) install new MDF skirting boards to match existing.</p> <p>To all existing window openings install MDF bullnose window boards.</p> <p>To all existing doors install new lever handles/latches/locks form client approved ironmongery range, and ease/adjust repair/make good around.</p>		
3.6	<p><b>Kitchen Fitter (NBS Clause N11)</b></p> <p>To Kitchen/Utility Room install new kitchen base units, carcasses/drawers/doors/plinths with worktops/sinks, and walls units as shown on drawings and form appliance spaces.</p> <p>List of units;</p> <p>To Kitchen</p>		

	<p>1200mm wide sink base unit with doors/drawer 1200mm wide base unit with door/drawer and corner section 1no. 600mm wide wall cupboard unit</p> <p>To Utility Room 900mm wide sink base unit with doors/drawer</p>		
3.7	<p><b>Thermal upgrades to existing House (NBS Section P10 &amp; P11)</b></p> <p>To entire loft area remove existing loft insulation and install 2-layers of insulation and new soffit/rafter ventilators, as shown on drawing 140, including new insulated loft hatch to existing opening.</p> <p>To existing cavity wall construction install injected bead insulation material, as shown on drawing 140 and as NBS section P11.</p>		
3.8	<p><b>Plumber – Sanitaryware (NBS Section N13, R11)</b></p> <p><b>(To standard The Water Supply (Water Fittings) Regulations 1999)</b></p> <p>Install and plumb-in the new sanitary-ware including associated fittings/fixtures/traps/ hot and cold water pipework and above drainage system.</p> <p>Replace existing soil and vent pipe in black PVC.</p> <p>Utilise existing 110mm dia. Foul drainage branch connections. Inspect, clear, rod, and test drainage installation to ensure it is free flowing and report any defects to CA. Install new waste pipes connected to nearest foul branch, allow suitable rodding point. All new bottle traps to have min. 75mm depth of seal.</p>		
3.9	<p><b>Painter (NBS Section M60/M40)</b></p> <p><b>(To standard BS 6150, BS8000 12:1989)</b></p> <p>To all new areas and areas affected by the works prepare and decorate/redecorate walls/ceilings/woodwork/pipework etc. for decorating/redecoration.</p> <p>Prepare and decorate all previously painted surfaces and new surfaces within the works, and all areas disturbed by the works. All colours TBC from standard range.</p> <p>Walls emulsion, 1no mist cost followed by full further 2-coats</p> <p>Woodwork/ exposed pipework gloss paint, under coat &amp; topcoat.</p> <p>Ceiling/concrete soffits, 2-coats Matt emulsion.</p> <p>Store floor 2no. coats suitable floor paint.</p> <p>Install tiled splash-backs as follows;</p>		

	<p>Basins width of basins, 1 row</p> <p>Kitchen/utility rooms, length of worktop + returns, 3-rows</p> <p>Bath, width of bath 4-rows + returns, with tiling full height to tap end (shower)</p>		
4.0	<p><b>Floor-layer/Wall Cladder (NBS Section M50/M51/J36)</b></p> <p><b>(All work to code of practise BS8203: 2001)</b></p> <p>To floor requiring a DPM (refer to drawing) install DPM solution strictly to manufacturer’s recommendations and instructions (NBS J30/130).</p> <p>To ground floor areas prepare sub-floors, lay level compound.</p> <p>To first floor carpeting requires underlay.</p> <p>Install new flooring as follows;</p> <p>Ground Floor</p> <p>Kitchen/kitchen cupboard/under-stairs cupboard/Utility Room/GF WC – vinyl sheeting (NBS clause M50/150).</p> <p>Dining Room/Living Room/Entrance porch/Rear Lobby/Stairs – foam-backed carpeting (NBS clause M50/170)</p> <p>First Floor</p> <p>Bathroom &amp; WC, sheet vinyl (NBS clause M50/150)</p> <p>Bedroom 1 + cupboard, Bedroom 2 + cupboard, and Bedroom 3 and first floor landing, foam-backed carpeting on underlay (NBS clause M50/170)</p> <p>Take hygrometer reading of subfloor prior to installation and report to CA if outside acceptable tolerances.</p>		
4.1	<p><b>Miscellaneous Fixtures and fittings</b></p> <p>Install the following:</p> <ul style="list-style-type: none"> <li>• Adhesive fixed safety glass splash back to cooker, as NBS Clause N13/448</li> <li>• White metal framed safety glass bath shower screen, as NBS Clause N13/449</li> <li>• White Bath panel, NBS Clause N13/447</li> </ul>		
4.2	<p><b>Builder’s Work in Connection with Services</b></p> <p>Allow for buildings work in connection with services, i.e. work not usually undertaken by electrical/mechanical sub-contractors but necessary to complete their installation. Namely;</p> <ul style="list-style-type: none"> <li>• Cutting holes and chases in walls, floors and ceilings.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Providing access to floor/roof/other spaces.</li> <li>• Cutting holes for fans etc. in walls, roofs and windows including all weather-proofing.</li> <li>• Forming floor ducts</li> <li>• Trenching/backfilling and making good of grassed/paved areas etc..</li> <li>• Making good after all works including those listed above</li> <li>• All necessary decorations to new and existing installation</li> <li>• Boxing-in/pipework ducts (plywood + plasterboard and bullnose top where applicable.)</li> </ul> <p>This is not intended to be exhaustive and it is the responsibility of the tenderer to ensure all items, apparent and necessary that are required have been allowed for.</p>		
4.3	<p><b>Asbestos Removal/Soffit and Fascia Replacement</b></p> <p>Remove and dispose of existing asbestos, as detailed in Asbestos Refurbishment survey report (refer to appendix).</p> <ul style="list-style-type: none"> <li>• Kitchen ceiling only (textured coating) – remaining ceilings see below</li> <li>• Soffit</li> <li>• Soil &amp; Vent Pipe</li> </ul> <p>(Asbestos removal by trained operative and disposal via licenced site).</p>		
4.4	<p><b>Optional Asbestos Removal/Replacement of Remaining Ceilings</b></p> <p>Employ specialist contractor to remove and disposed of plasterboard ceilings containing asbestos (textured coatings), as highlighting in asbestos refurbishment survey report (excluded kitchen ceiling removed in above clause 4.3)</p> <p>Install new plasterboard ceilings as NBS Clause K10, skim-coat plaster and decorated as clause 3.9 above.</p> <p>Install new covings to all rooms.</p>		

**COLLECTION PAGE**

Page Number

	<b>Builder's Work</b>	<b>£</b>
1		
2		
3		
4		
5		
6		
7		
ELEC	Electrical Installation (carried forward)	
MECH	Mechanical Installation (carried forward)	
PRELIMS	Preliminaries, including contingency (carried forward)	
<b>Total carried forward to 'Form of Tender'</b>		<b>£</b>

Appendix

1. Flat Roofing System Specification & Drawings
2. Asbestos Refurbishment Survey Report