

Schedule of Works

Project The Reading Room, Lindisfarne
Job No. 1183

Item headings refer to the detailed specification notes on the following drawings:
 1183_TE1, TP1

		Tender Sum / £
1.00	General	
1.01	The project consists of alterations and repairs to an existing single storey building. The alterations comprise a new Archive room, WC and Kitchenette partitioned off from the existing spaces. New mechanical and electrical installations are required. Repairs include re-roofing the building. The adjacent building is a quiet retreat. Works are to be carried out with consideration to this neighbouring use.	
1.02	Arrange with the Architect to carry out a joint inspection of the buildings prior to the works.	
1.03	Arrange for an asbestos survey to be undertaken prior to the commencement of the works.	
1.04	Include for the removal of all debris and waste material generated from the works.	
1.05	Provide sufficient suitable scaffolding as is necessary to properly and safely undertake the works. The scaffolding shall be designed to ensure that it does not impose any significant additional loads on to the structure. No holes are to be made to the structure without prior agreement and any damage to be made good. The base of the scaffolding should be adequately supported to spread the load and avoid damage to the ground.	
1.06	Allow for all preliminaries as per the document At the rate of £..... per week	
2.00	Demolition & Repairs	
2.01	Remove existing carpet and entrance matting including all underlay, trims, etc. Cart away.	
2.02	Carefully remove window W2 in readiness for new window. Cart away.	
2.03	Remove redundant electrics shown in green on drawing 1183_TE1. Cart away.	
2.04	Carefully remove cupboards CUP'D1 and CUP'D2. Retain on site for re-use.	
2.05	Carefully remove half of cupboard CUP'D3. Retain leg and end piece as necessary for adapting. Cart away remainder.	
2.06	Carefully remove timber wall cladding and ceiling coving to part of Archive (area shown dashed orange on drawing 1183_TE1). Retain boards and coving on site for re-use.	
2.07	Carefully remove window architraves to windows W2 and W4. Retain on site for re-use.	
2.08	Carefully form hole in external wall for waste pipe from WC. Cart away removed material.	
2.09	Carefully remove existing rainwater goods to entire single-storey range. Store on site for re-use.	
2.10	Carefully strip existing roof to entire single-storey building including all slates, slating battens and roofing felt. Store slates on site for re-use. Cart away felt and battens.	

<p>2.11 Re-point brickwork to chimneys. Cut out existing mortar and re-point using 1:1:6 mortar mix to match existing. Extent to be determines on site. Carry out a trial area for approval by the Architect. Include a provisional sum of £600 for this item.</p>	<p>600.00</p>
<p>2.12 Re-bed all existing stone water-tabling to east gable on 1:3 mix mortar. To be inspected on site prior to the work being carried out to determine extent.</p>	
<p>3.00 Drainage</p>	
<p>3.01 Make new connections for sanitaryware in WC and Kitchenette: - Connect 100mm.dia. waste pipe from WC and discharge into existing SWVP1 externally. Fall to be in the range 18-90mm/m. Include for adapting existing SWVP1 to allow connection. External connection to be 100mm.dia. black PVC pipe. - Connect 1no. new whb and 1no. new sink waste outlets to 75mm deep seal anti-syphon trap and 40mm.dia. waste pipe discharging into WC waste pipe.</p>	
<p>3.02 Refix rainwater goods retained from item 2.08.</p>	
<p>4.00 Partitions & Ceilings</p>	
<p>4.01 Insulate ceilings above Reading Room, Archive, Hallway, WC and Kitchenette. Supply and install Rockwool Roll insulation to the loft space. Total insulation to be 300mm.th. installed between and over ceiling joists.</p>	
<p>4.02 Insulate ceilings above remainder of single-storey building not included in item 4.01. Supply and install Rockwool Roll insulation to the loft space. Total insulation to be 300mm.th. installed between and over ceiling joists. To be accessed while roof is stripped.</p>	
<p>4.03 Construct insulated timber stud partitions to form Archive. Formed with 90x50mm sw studs at max. 400mm centres, 90x50mm sw head, sole plates and noggins at 1200mm high and suitable locations to accommodate wall-fixed items. Fit mineral wool insulation between studs.</p>	
<p>4.04 Construct timber stud partition to form WC. Partition to be positioned at junction of plaster and timber cladding in existing room. Formed with 90x50mm sw studs at max. 400mm centres, 90x50mm sw head, sole plates and noggins at 1200mm high.</p>	
<p>4.05 Fix metal furrings at 600mm centres to internal face of external wall in Archive in readiness for insulated lining.</p>	
<p>5.00 Floors</p>	
<p>5.01 Fix 6mm plywood sheathing to all floors in readiness for floor finishes.</p>	
<p>6.00 Roofs</p>	
<p>6.01 Re-slate existing roof to entire single-storey range. Supply and install reclaimed slates to match existing to make up shortfall. Install a breathable roofing membrane to the manufacturer's recommendation. Install new treated sw 38x25mm battens set parallel to the eaves in straight horizontal lines gauged to suit the slates, fixed with 65x3.35 mm stainless steel annular ring shank nails. Include tilting fillet and eaves carrier strip at the valley. Ensure cut slates are as large as possible. Slates to be fixed as recommended by BS5534, using copper clout nails. Relay the salvaged slates removed in item 2.10, making up any shortfall with slates to match the existing.</p>	

6.02	Include a provisional sum of £1000 for supply only of shortfall of roofing slate.	1000.00
6.03	Include a provisional sum of £3000 for timber repairs to the existing roof structure	3000.00
6.04	Supply and install 2no. in-line ventilating roof slates for 2no. extract fans. To be Universal In-Line ventilation slate by Glidevale, or similar.	
6.05	Install new code 3 lead soakers with a code 4 lead apron flashing to the gable walls ensuring the apron flashing is lapped under the water tables by at least 100mm.	
6.06	Install new code 3 lead soakers with mortar flashing to the wall abutment with the main house.	
6.07	Install new code 3 lead soakers with a code 4 lead apron flashing to the chimneys ensuring the apron flashing is chased into the brick joints secured with lead wedges and the joint repoint. The apron flashings are to be secured with lead clips. All lead work is to be installed in full accordance with the Lead Development Association Handbook.	
7.00	Windows & Doors	
7.01	Supply and install new double glazed timber sliding sash window W2 to Archive to match W1. The windows are to be traditional box sliding sash window frame with pulley wheels, rope sash cords and weights, including 2 no. vertical sliding sashes sized to accommodate the 12mm slim line double glazed units secured externally with putty. Include for a profiled sill. Include for internal lockable fitch locks. Include for a burnt sand and linseed oil mastic to the joint between the frame and the stonework.	
7.02	Refurbish existing sash windows W1, W3, W4. Extent of repairs to be determined on site. Include a provisional sum of £1000 for this item.	1000.00
7.03	Supply and install secondary glazing casements to Kitchenette and WC windows W3 and W4. To be white aluminium Traditional Hinged Unit (HU) by Granada Secondary Glazing. To be reveal-fixed allowing existing shutters to close behind the casement. To have 4mm float glass and white-painted timber trim. Refer to drawing 1183_TP1, Detail 1 for W4 fixing location.	
7.04	Supply and install 2no. new panelled doors D4 and D5 with frames. To be 38mm four panelled sw doors to match the existing with flat panels and moulded edging.	
7.05	Supply and install ironmongery to new doors D4 and D5 to match existing. Include a provisional sum of £250 for supply only of ironmongery	250.00
7.06	Form new timber panelled arched door opening D6 to match adjacent. No door leaf required. To include single-glazed semi-circular fixed light in frame above opening. Refer to Section AA on drawing 1183_TP1.	
8.00	Joinery	
8.01	Supply and install sw skirting to new plastered walls to match existing. Include for replacing damaged/missing skirting to Hallway and WC as necessary.	
8.02	Construct new 25mm.th. sw bull-nosed sills to base of windows W3, W4 to WC and Kitchenette. Include for 25mm.th. sw panel beneath sill to WC window W3, set on sw carcassing.	
8.03	Construct worktop upstand in Kitchenette with 50x50mm sw timber. Fix 25mm.th. sw panel to window-side of upstand and 25mm.th. sw bull-nosed sill to top of upstand. Fix 6mm.th. tile backer board to front face of upstand in readiness for tiles. Refer to drawing 1183_TP1, Detail 1.	

8.04	Build out window surround to window W4 with planed timber to allow installation of reveal-fixed secondary glazing. Re-fit adapted window architrave (removed in item 2.07) above new kitchen worktop upstand.	
8.05	Build out window surround to window W2 with planed timber to lie flush with insulated plasterboard. Re-fit window architrave (removed in item 2.07) to lie in front of plasterboard.	
8.06	Include a provisional sum of £1,500 for supply and installation of Kitchenette fit-out. To include base units, worktop, fridge.	1500.00
8.07	Form low-level sw boxings to waste pipework in WC.	
8.08	Adapt cupboard CUP'D3 to form half-size cupboard. Fit leg and end-piece as retained in item 2.05.	
8.09	Install cupboard CUP'D1 in new location as indicated on drawing 1183_TP1.	
8.10	Include a provisional sum of £500 for re-fitting cupboard CUP'D2 in new location.	500.00
8.11	Install salvaged vertical timber cladding boards (retained in item 2.06) to new walls dashed orange on drawing 1183_TP1. Fix with secret nails onto 50x25mm battens at max. 600mm centres. Make up cladding board shortfall as necessary with new boards to match existing.	
8.12	Install salvaged ceiling coving (retained in item 2.06) to new walls dashed orange on drawing 1183_TP1. Make up coving shortfall as necessary with new coving to match existing.	
9.00	Electrical	
9.01	Fully design, complete, install, commission and test adapted electrical system as indicated on drawing 1181_TP1. Include for all sockets, switches, fuse spurs, light fittings, wiring, smoke and heat alarms, etc. All cables to be concealed.	
9.02	Supply and install 7no. wall-mounted electric radiators with frost thermostats. Heat output to be determined by electrical engineer. Units to be sized to suit location (e.g. beneath existing cupboards).	
9.03	Supply and install 2no. Vent-Axia ceiling mounted extract fans connected to light switch to WC and humidistat to Kitchenette. To have an extract rate of 6l/s, complete with overrun timer, automatic shutter, insulated flexible duct. Allow for connection to in-line ventilating roof slates (item 6.04).	
9.04	Include a provisional sum of £1500 for replacement of distribution board and associated electrics. Suitability of existing electrical system for adaptation to be determined on site.	1500.00
10.00	Mechanical	
10.01	Fully design, complete, install, commission and test adapted mechanical system. Adapt water supply to adjacent property to provide mains cold water service to wash hand basin, WC cistern and sink unit in new WC and Kitchenette. Provide hot water services to wash hand basin and sink unit using electric water (item 9.02). All new pipework to be copper and to be fully insulated as necessary. Pipework to be concealed. Make good floors, walls, etc. as necessary.	
10.02	Supply and install new wall-mounted electric water heater to Kitchenette. To be specified by mechanical engineer to suit required capacity. Liaise with electrical engineer as necessary for installation.	

11.00 Sanitaryware

11.01 Supply and install new stainless steel sink and drainer to Kitchenette complete with stainless steel mixer tap. Sink and tap to be located to allow full opening of secondary glazing casement.

Include a provisional sum of £200 for supply only of sink and taps.

200.00

11.02 Supply and install whb and wc to WC. Include for stainless steel mixer tap to whb.

Include a provisional sum of £500 for supply only of whb, taps and wc.

500.00

12.00 Finishes

12.01 Skim all existing plastered walls.

Include a provisional sum of £200 for repairs to existing plasterwork to be carried out prior to skimming.

200.00

12.02 Fix 9mm.th. plasterboard to underside of all existing ceilings. Locate ceiling joist positions for fixings with holes formed in existing ceiling as necessary. Skim finish.

12.03 Fix 67.5mm.th. Kooltherm K118 Insulated Plasterboard by Kingspan Insulation Ltd. to metal furrings in Archive. All in accordance with manufacturer's instructions. Skim finish.

12.04 Supply and install new carpet to Archive and Reading Room. Include for all necessary underlay, fixings, trims, etc.

Include a provisional sum of £700 for supply only of carpet.

700.00

12.05 Supply and install new entrance matting to Hallway. Include for all necessary underlay, fixings, trims, etc.

Include a provisional sum of £50 for supply only of entrance matting.

50.00

12.06 Supply and install new vinyl flooring to Kitchenette and WC. Include for all necessary adhesive, trims, transition strips, etc.

Include a provisional sum of £175 for supply only of vinyl.

175.00

12.07 Supply and install splashback wall tiling to whb in WC. Include for waterproof sealant at junction with whb.

Include a provisional sum of £20 for supply only of wall tiles

20.00

12.08 Supply and install new splashback wall tiling to Kitchenette. Include for waterproof sealant at junction with worktop.

Include a provisional sum of £100 for supply only of wall tiles

100.00

13.00 Decoration

13.01 Paint all new plastered walls to Archive. Apply 1no. coat mist and 2no. coats Dulux matt emulsion. Colour TBC by Client.

13.02 Paint all new plastered walls to WC. Apply 1no. coat mist and 2no. coats Dulux vinyl matt emulsion. Colour TBC by Client.

13.03 Paint all new plastered ceilings. Apply 1no. coat mist and 2no. coats Dulux white matt emulsion.

13.04 Paint all new and existing timber windows, secondary glazing trim, sw sills, skirting boards, boxings and doors internally; paint window surrounds, cladding boards and shutters to Kitchenette and WC. Prepare surfaces (bare surfaces to be prepped with 1no. coat primer). Apply 2no. coats undercoat, 2no. coats Dulux white gloss paint. Colour TBC by Client.

- 13.05 Paint all timber window frames (W1-W4) and frame to door D1 externally. Prepare surfaces. Apply 1no. coat primer to W2. Apply 2no. coats undercoat, 2no. coats White Dulux Weathershield to all windows. All in accordance with manufacturer's instructions.
- 13.06 Paint door D1 externally. Prepare surface. Apply 2no. coats undercoat, 2no. coats Dulux Weathershield. Colour to match existing. All in accordance with manufacturer's instructions.
- 13.07 Stain new internal timber cladding, coving, adapted cupboards and adapted window surrounds where necessary to match existing. Prepare surfaces. Apply 2no. coats of Dulux Trade Protective Woodsheen Woodstain or similar. Colour to match existing. All in accordance with manufacturer's instructions.
- 13.08 Paint existing cast iron rainwater goods. Remove loose material with a wire brush and clean down to prepare surfaces. Apply 2no. coats black Hammerite (smooth finish). All in accordance with manufacturer's instructions.
- 13.09 Supply and install FB000 Plain Frosted Window Film by The Window Film Company, or similar, internally to WC window W3.

14.00 Contingencies

- 14.01 **Include a provisional sum of £3500 for contingencies**

3500.00	

TOTAL SUM

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