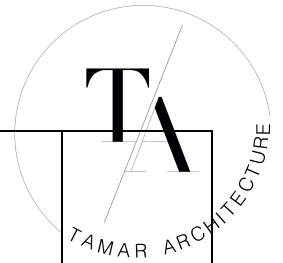


CALSTOCK VILLAGE HALL: PHASE 1



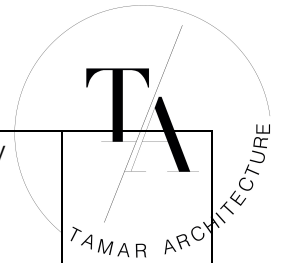
ITEM	SCOPE OF WORKS AT RIBA STAGE 4	COST
	GENERAL NOTES (COMMON THROUGHOUT THE CONTRACT WORKS) TO BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS	
1	Scaffold price to be included in the works	
2	Demolition and removal off site of: Existing internal walls: Refer to drawing 057/20 for details.	
3	Existing kitchen fittings and fixtures. Retain for re-installation during contract period.	
	BELOW GROUND FLOOR/UNDERCROFT	
4	Provide the below ground foul drainage system from the waste connections to sink in new bar area below the floor and connect into the foul drain inspection chambers. Test to full operation, as designed, and commission the installation.	
13	ROOF Removal of kitchen cooker extract and made good with concrete roof tiles to match existing.	
14	WINDOWS AND DOORS – PPC Aluminium Replace all existing windows and external doors (with the exception of the large glazing on south gable)- refer to drawing 57/20. Refer to window and door schedule. Install cavity trays and natural slate sills in all window openings.	
15	INTERNALLY Construction of new internal stud walls constructed with mineral wool insulation, and 12mm plasterboard e/s. Gypsum plaster sim finish. Incorporate timber lintels to new doors and plasterboard both sides, refer to drawing no: 057/20	
16	New openings within existing walls, refer to drawing no: 057/20. Walls to be made good with plaster skim and decoration to match surrounding walls. Incorporate timber lintels to new doors, refer to drawing no: 057/20	
17	Block existing openings. Walls to be made good with plaster skim and decoration to match surrounding walls.	

CALSTOCK VILLAGE HALL: PHASE 1



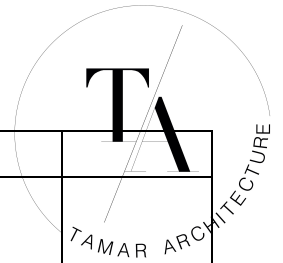
18	Shallow ramp created in lobby for wheelchair access
19	<p>Flooring - replace throughout areas shown on the Floor Finishes Plan (Drawing number 057/21), namely:</p> <p>Carpet tiles in front of bi-folds in Hall 1. Tiles to be agreed with client. (Suggestion: https://www.paragon-carpets.co.uk/wp-content/uploads/Workspace-Loop-Paragon-Specification-Sheets-Jan-2023.pdf)</p> <p>Engineered oak flooring in Hall 2 (Suggestion: https://www.leaderfloors.co.uk/krono-original-blonde-oak-supernatural-classic-8mm-laminate-flooring-57710-p20754)</p> <p>Barrier matting in Lobby (Suggestion: https://www.paragon-carpets.co.uk/product-category/entrance-matting/aluminium-primary/frameworks-12/)</p> <p>Vinyl in storage areas (suggestion: Altro Walkway)</p> <p>Non-slip vinyl in bar, kitchen and Post Office. (Suggestion Altro Stronghold)</p>
20	Include for appropriate specialist contractors to lay all floor finishes, to include supply and fix of edgings, trims and adhesives, and supply and laying of underlay to carpeted areas, as appropriate.
21	Internal folding acoustic partition: AWS Accoustic Walls ASF 100 Sliding Folding System with integral double doors. For installation and associated structural works refer to SE drawings.
22	<p>New internal doors - Solid core timber doors throughout Supply and fix standard proprietary framed doors in locations where shown contract drawings, delivered sealed for decorating. Refer to window and door schedule.</p> <p>INTERNAL DECORATION</p>
23	Group storage cupboards constructed for hall 2 (Provisional sum is acceptable)
24	Prepare and paint internally walls, ceiling and joinery. Paint choice tbc with client.
25	Allow provisional sum of £500 for supply of material and labour to fix sundry items of built-in shelving, or storage/ services cupboards and associated

CALSTOCK VILLAGE HALL: PHASE 1



	ironmongery, hanging rails, coat hooks/ coat hook battens, as required by Employer to suit layout.	
26	INTERNAL FINISHES Wall tiling - Note: Tiles to be supplied by the client to the Contractor's measurements.	
27	Allow for fixing as Section M40, 150 x 150 mm ceramic glazed tiles, provisionally to:- 2no. courses high to splashback wall area at rear of sinks in bar and kitchen.	
	[Acoustic installations by others]	
28	KITCHEN INSTALLATION Note: Employer to supply:- <ol style="list-style-type: none"> 1. sanitary ware and taps, to include all wastes, traps, overflows and connections; 2. Use existing free-standing kitchen cabinets, to include doors, legs, plinths, hinges, handles, worktops, wall cupboards, cooker hood, shelves, end panels, cover pieces, architraves, mouldings, etc. Installation by others	
29	Install and connect sanitary ware, taps, wastes, traps and fittings to existing above ground foul drainage.	
30	Allow for builder's work attendance upon kitchen installation.	

CALSTOCK VILLAGE HALL: PHASE 1



31	ELECTRICAL INSTALLATIONS All works under the contract to be to Contractor's design.	
32	All works to be fully designed and executed by a fully qualified, NICEIC or NAPIT registered electrician. Confirmation of approved installation, certificates and guarantees for all works to be provided and handed to CA upon completion.	
33	New electrical layout of the hall to include:	
31	Electrical installation for the heating and hot/cold water installations, including Building Regulations compliant earth bonding.	
32	Electrical installation for internal distribution of power and lighting to suit changed room layout in hall, to include all switching point locations, back-boxes and face plates, all as on contract drawings.	
33	Fire alarms, linked heat and smoke detectors and sounders.	
34	Mechanical extractor fans, ducts and sensors.	
35	Install internal light fittings, to employer's design. Light fittings to be supplied by client.	
36	Allow for builder's works and attendance associated with all electrical installations.	
37	HOT/COLD WATER INSTALLATIONS All works under the contract to be to Contractor's design.	
38	Plumbing engineer to install the above ground foul waste installations from the sanitaryware and sinks/ appliances, where shown on the contract drawings, complete with soil stacks and ventilation. Test to full operation, as designed, and commission the installation.	
39	Include for all builder's work and attendance, to include sound insulated pipe boxings, and allow for all plumbers work associated with installations	
40	EXTERNAL WORKS	
41	DECORATION	

CALSTOCK VILLAGE HALL: PHASE 1



	Provisional sum for the re-painting of the entire hall. Paint choice tbc with client	
	Total:	

CALSTOCK VILLAGE HALL: PHASE 1



MAIN SUMMARY

1:	PRELIMINARIES	Including £10,000 Contingency Sum £	
2:	MATERIALS & WORKMANSHIP		£
3:	SCHEDULE OF WORK TOTAL		£
TOTAL – CARRIED TO FORM OF TENDER			£
Price excludes VAT			
4:	VALUE OF ITEM 2 SPENT WITH LOCAL SUPPLIERS		£
5:	VALUE OF ITEM 3 SPENT WITH LOCAL SUPPLIERS		£

Tenderer:

Signature of Tenderer:

CALSTOCK VILLAGE HALL: PHASE 1



HOURLY BASE RATE

	£
MASON: £.....	
PLASTERER: £.....	
CARPENTER: £.....	
ROOFER: £.....	
PLUMBER: £.....	
ELECTRICIAN: £.....	
LABOUR (UNSKILLED): £.....	
CONTRACTOR:	
TOTAL:	