

SCHEDULE OF WORKS

**FLATS 54 - 106
ROCKINGHAM ROAD
CORBY
NORTHAMPTON
NN17 1AE**

ROCKINGHAM ROAD PROJECT - BLOCKS 1 & 2

PRELIMINARIES

SCHEDULE OF WORKS

£

PRELIMINARIES

Refer to Preliminaries and Contract Conditions

Item

PRELIMINARIES & GENERAL CONDITIONS - Carried to Summary

£

FLATS 58 A - 76 A - DRYING AREA

SCHEDULE OF WORKS

		£
Refer to Drawing No 17 25575/50 Rev T1		
Low Level (First Floor) Drying Area		
1 Break out and remove existing Staircases comprising 4 No treads and risers together with balustrade and handrails and disposal off site. Prepare locations for new Staircases.	4 No	
2 Design , manufacture and install Metal Staircase including Balustrades and handrail - 4 No staircases It is the intention to replicate the existing metal staircase that is in position already (The existing metal stair to be replaced)		
Provisional Sum Allowance	Item	10,000.00
3 Repair and replace defective RWP outlets and Hopper heads that discharge from the drying Areas. 5 No locations		
Provisional Sum Allowance	Item	2,000.00
4 To decking to falls . Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification An overall area of approximately 270 m2	Item	
5 To Skirting's / up stands to perimeters Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification An overall length or approximately 145 m	Item	
6 Extra over last items for working waterproofing and wearing system into opening to RWP hopper . 5 No locations	Item	
7 Repair / replacing isolated areas of spalled brickwork / rendering		
Provisional Sum Allowance	Item	1,500.00
Drying Area - Carried forward		

FLATS 58 A - 76 A - DRYING AREA

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/50 Rev T1

Low Level (First Floor) Drying Area

Brought forward

1 Repairs to timber screens , replace rotten and damaged timbers to match existing 4 No.

2 Repaint existing fence line partitions and columns to provide minimum 5 year protection
Timber and steel to be retreated using products with Guaranteed 5 year plus maintenance free period
Application and preparation to be as per manufacturers Specification. 4 No.

3 Jet wash existing gullies and clean through the existing drains at ground level behind Flats 54 - 76

Provisional Sum Allowance Item 1,500.00

4 Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units. Item

5 Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level. Item

6 Note
Areas to Flats 54A & 56A are NOT included in these Works Item

Drying Area - Carried to Summary £

FLATS 56 A - 76 A - LOW LEVEL BALCONY

SCHEDULE OF WORKS

	£
Refer to Drawing No 17 25575/50 Rev T1	-
Low Level (First Floor) Balcony	
1 Repair and replace defective rainwater pipework between the Lower balcony that discharge onto the Drying Areas. 9 No locations	
Provisional Sum Allowance	3,000.00
2 To balcony walkway to falls . Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification Including dressing in and around gullies , SVP's , Balustrade posts and all other penetrations. An overall area of approximately 130 m2	Item
3 To Skirting's / up stands to abutments Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification An overall length or approximately 72 m	Item
4 To down stands to exposed front edge Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification An overall length or approximately 75 m	Item
5 Cantilevered Balcony adjacent to Flat 76 A Carry out remedial works to Balcony corner soffit to spalled / eroded concrete soffit area all in accordance with Manufacturers specification.	Item
6 Repair / replacing isolated areas of spalled brickwork / rendering	
Provisional Sum Allowance	1,500.00
Low Level Balcony - Carried forward	

FLATS 58 A - 76 A - LOW LEVEL BALCONY

SCHEDULE OF WORKS

		£
Refer to Drawing No 17 25575/50 Rev T1		
Low Level (First Floor) Balcony		
Brought forward		
1	Metal balustrade and hand railing to Low Level Balcony edge. Carry out remedial works to balustrade and barriers	Item
2	Metal balustrade and hand railing to Low Level Balcony edge. Repaint to provide minimum 10 year protection as described on Drawing 17 25575/50 P4 All works to be carried out as per manufacturers requirements. An overall length of approximately 75 m	Item
3	Jet wash existing gullies and clean through the existing drains at Low Level Balcony level behind Flats 58 A - 76 A	
	Provisional Sum Allowance	Item 2,000.00
4	Existing RWP and SVP Repair and replace any defective RWP and SVP at High Level Balcony level behind Flats 58 A - 76 A	
	Provisional Sum Allowance	Item 2,000.00
5	Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units.	Item
6	Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level.	Item
7	Note	
	Areas to Flats 54A & 56A are NOT included in these Works	Item
	Low Level Balcony - Carried to Summary	£

FLATS 58 B - 76 B - HIGH LEVEL BALCONY

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/50 Rev T1

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High Level (Second Floor) Balcony

- 1 To balcony walkway to falls .**
 Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification Including dressing in and around gullies , SVP's , Balustrade posts and all other penetrations.
 An overall area of approximately 130 m2 Item
- 2 To Skirting's / up stands to abutments**
 Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification
 An overall length or approximately 72 m Item
- 3 To down stands to exposed front edge**
 Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification
 An overall length or approximately 75 m Item
- 4 Metal balustrade and hand railing to High Level Balcony edge.**
 Carry out remedial works to balustrade and barriers Item
- 5 Metal balustrade and hand railing to High Level Balcony edge.**
 Repaint to provide minimum 10 year protection as described on Drawing 17 25575/50 P4
 All works to be carried out as per manufacturers requirements.
 An overall length or approximately 75 m Item
- 6 Soffit of high level balcony**
 Carry out remedial concrete repairs , corrosion control and protective coatings , as per manufacturers requirements
 As indicated on drawing 17 25575/50 P4 Item

High Level Balcony - Carried forward

FLATS 58 B - 76 B - HIGH LEVEL BALCONY

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/50 Rev T1

High Level (Second Floor) Balcony

Brought forward

1 Repair / replacing isolated areas of spalled brickwork / rendering

Provisional Sum Allowance	Item	1,500.00
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2 Jet wash existing gullies and clean through the existing drains at High Level Balcony level behind Flats 58 B - 76 B

Provisional Sum Allowance	Item	2,000.00
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3 Existing RWP and SVP

Repair and replace any defective RWP and SVP at Low Level Balcony level behind Flats 58 B - 76 B

Provisional Sum Allowance	Item	2,000.00
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4 Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units.

Item

5 Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level.

Item

6 Note

Areas to Flats 54 B & 56 B are NOT included in these Works	Item	
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High Level Balcony - Carried to Summary

£

FLATS 80 A - 106 A - DRYING AREAS

SCHEDULE OF WORKS

		£
Refer to Drawing No 17 25575/51 Rev T1		
First Floor Drying Area		
1	Repair and replace defective RWP outlets and Hopper heads that discharge from the drying Areas. 1 No location	
	Provisional Sum Allowance	500.00
2	To decking to falls , areas adjacent to Flats 106 A & 84 A Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification To falls to existing drainage outlet An overall area of approximately 30 m2	Item
3	To Skirting's / up stands to perimeters of drying areas Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification An overall length or approximately 32 m	Item
4	Extra over last items for working waterproofing and wearing system into opening to RWP hopper . 1 No locations	Item
5	Repair / replacing isolated areas of spalled brickwork / rendering	
	Provisional Sum Allowance	1,500.00
6	Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units.	Item
7	Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level.	Item
Drying Area - Carried to Summary		£

FLATS 80 A - 106 A - EXTERNAL STAIRCASES

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/51 Rev T1

External Staircases Ground to First Floor Level

- 1 Concrete Steps / Stair flights from Ground level to balcony level.
Remove vegetation and repair / reseal Stringers against brickwork walls in accordance with manufacturers specification. Refer to Drawing Note for work to external staircases. 4 No.
- 2 Repair / replacing isolated areas of spalled brickwork / rendering

Provisional Sum Allowance Item 2,000.00
- 3 Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units. Item
- 4 Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level. Item

External Staircases - Carried to Summary

£

FLATS 80 A - 106 A - BALCONY WALKWAY & TERRACE AREAS

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/51 Rev T1

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Balcony Walkway & Terrace Areas

- 1 Remove all debris that has been left on Balcony areas by Tenants and disposal off site.

Provisional Sum Allowance

1,500.00

- 2 To balcony & walkway to falls .
Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification Including dressing in and around gullies , SVP's , Balustrade posts and all other penetrations.

An overall area of approximately 202 m2

Item

- 3 To Skirting's / up stands to abutments to walls and buildings.
Remove all surface lying debris and clean existing surface . Carry out repairs , preparation and overlay new trafficable waterproofing and wearing system in accordance with Manufacturers Specification
An overall length or approximately 210 m

Item

- 4 Jet wash existing gullies and clean through the existing drains and gullies to Walkway & Terrace behind Flats 80 A - 106 A

Provisional Sum Allowance

Item

2,000.00

- 5 Existing RWP and SVP
Repair and replace any defective RWP and SVP to First Floor Balcony level behind Flats 86 A - 106 A

Provisional Sum Allowance

Item

2,000.00

Balcony Walkways and Terrace Areas - Carried forward

FLATS 80 A - 106 A - BALCONY WALKWAY & TERRACE AREAS

SCHEDULE OF WORKS

£

Refer to Drawing No 17 25575/51 Rev T1

Balcony Walkway & Terrace Areas

Brought forward

1 Remove Timber fence panels between all flats , posts to remain in situ , repair timbers and replace panels , 2 No panels each 3 m long
Refixing timber panels 6 No

2 Repaint existing timber panels and columns to provide minimum 5 year protection
Timber and steel to be retreated using products with Guaranteed 5 year plus maintenance free period
Application and preparation to be as per manufacturers Specification. 6 No

3 Repair / replacing isolated areas of spalled brickwork / rendering

Provisional Sum Allowance Item 2,000.00

4 Allow for Access to the working area and include for all costs in connection with any Phasing of the works in order to maintain access for the occupants of the Properties / Flats / Retail Units. Item

5 Allow for protection to Air Conditioning Units adjacent to the Working Area These Units serve the retail units at Ground Level. Item

Balcony Walkway and Terrace Areas - Carried to Summary

£

ROCKINGHAM ROAD PROJECT - BLOCKS 1 & 2

SUMMARY	SCHEDULE OF WORKS
	£
SUMMARY	
ELEMENT	PAGE
A PRELIMINARIES & GENERAL CONDITIONS	1
FLATS 58 - 76	
B FLATS 58 A - 76 A - DRYING AREA	3
C FLATS 56 A - 76 A - LOW LEVEL BALCONY	5
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E FLATS 80 A - 106 A - DRYING AREAS	8
F FLATS 80 A - 106 A - EXTERNAL STAIRCASES	9
G FLATS 80 A - 106 A - BALCONY WALKWAY & TERRACE AREA	11
SUB TOTAL	£
OVERHEADS & PROFIT	%
CONTINGENCY	10,000.00
TOTAL - TENDER (Excluding VAT) - Carried to Form of Tender	£
