

**SECTION 3 - THE WORKS****PREAMBLE TO WORKS SECTION**

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|---|--|--------|
| a | Where quantities are given in the description of an item they are for guidance only and must not be solely relied upon. The Contractor shall visit site and take such additional measurements as may be necessary to ascertain the full extent of the works. Whilst every effort has been made to accurately represent the works shown on the contract drawings these schedules are not necessarily measured in accordance with current NRM. | 1 item |
| b | Notwithstanding the written descriptions within this document, the Contractor shall fully examine the drawings and specifications and prices shall include for all work which is shown or that can be reasonably inferred from all of the Contract Documents read together.  | 1 item |
| c | The rates and prices bid in the priced schedule shall, except insofar as it is otherwise provided under the Contract, include all Constructional Plant, labour, supervision, materials, erection, maintenance, insurance, profit, taxes, and duties, together with all general risks, liabilities, and obligations set out or implied in the Contract.   | 1 item |
| d | The rates and prices given shall be deemed to include for all ancillary labours, accessories, components and all things necessary for the proper completion of the work item whether specifically detailed or not.   | 1 item |
| e | A rate or price shall be entered against each item in the schedule, whether quantities are stated or not. The cost of Items against which the Contractor has failed to enter a rate or price shall be deemed to be covered by other rates and prices entered elsewhere in the schedule.  | 1 item |
| f | No alteration shall be made to the text although the Contractor shall price here for any additional items shown on the drawings or identified in the specification which is not specifically itemised in this Section.   | 1 item |
| g | Unless noted, as <b>Provisional or Approximate</b> , quantities will not be subject to remeasurement and are given to facilitate pricing only.   | 1 item |
| h | Please refer to the layout plans to the rear of this schedule; the plans confirm the area of works and windows that are affected by this work  | 1 item |

To Summary

**DEMOLITIONS & ALTERATIONS**

- a Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-

Visiting site; ascertaining extent of works; carrying out works internally, in occupied buildings

Carefully demolishing, removing or altering the existing structure in all trades and clearing away

Temporary props, shores, or other such temporary measures as are necessary

Bonding new sections of work to existing using appropriate methods and products

Obtaining materials to match those existing where required to the reasonable satisfaction of the Architect

Making good, making out, piecing out, pinning up; repairing, reinstating or restoring elements of the existing structure affected by the structural alteration works

Plaster making good in existing walls where alterations carried out, openings formed or infilled

Formwork or the like

Protecting the work in this section

1 item

a	Allow for removal of existing carpets and internal finishes to old library area; allow to dispose of all debris off site	1	item
	Allow to construct new 100 x 50 mm timber studwork with studs set at 400mm centres; all to be securely fixed to the head and sole plates; allow to provide sound deadening quilt in-between the studs; allow to provide 12.5mm plasterboard to both sides of the walls all to be provided with a skim plaster finish; allow to provide mist coat and three coats of emulsion to walls		
b	new internal library walls - 2 new office	50	m <sup>2</sup>
	Allow to provide new white pre-finished fire doors with vertical glazed panel with fire glass; provide new chrome ironmongery with suited locks to the doors and over head door closers to assure 30 minutes fire resistance; provide new door linings, door stops and architraves to both sides of the doors; allow to knot, prime, fill, prepare, 2 undercoats and two gloss coats; allow to provide chrome kick plates to both sides of the doors		
c	new internal fire doors (30mins) 838 x 2100 mm	2	no
	Allow to fix new skirting boards to match existing to new studwork; allow to securely fit to the wall; allow to knot, prime, fill, prepare, 2 undercoats and 2 gloss coats		
d	new internal walls	60	lm
e	Allow to supply and fit new commercial quality carpet tiles to old library area	35	m <sup>2</sup>

**DEMOLITIONS & ALTERATIONS**

COLLECTION

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To Summary

**FLOOR WALL & CEILING FINISHES**

- a Notwithstanding the requirements of the Standard Method of Measurement rates for this section of the works shall include for:-

Removing existing finishings completely where indicated and making good or making out beds or backings to receive new finishings

All temporary works necessary to ensure that backings are sufficiently dry to receive finishings in due time

All narrow widths; and ancillaries whether specifically detailed or not

All necessary levelling compounds, dubbing out or additional materials to ensure true and even line and level is achieved

All ancillary stainless steel beads, trims, edgings, skirtings, division strips; ends angles and components or the like to complete the installation

All necessary formwork, grounds, stops, screeding rails or the like

All cutting, fitting around obstructions or sundry associated labours

Dishing and finishing around floor grilles or the like

Isolated patching, repairs and making good or making out subsequent to removal of existing fittings, equipment or finishings

Protecting the works in this section

1 item

**FLOOR WALL AND CEILING FINISHES**

Prepare new plastered surfaces; to include making good wall and ceiling joint; allow for provision of new white emulsion ceilings; one mist coat and two full coats of emulsion to existing ceilings; one mist coat and two full coats of emulsion to existing walls; Provisional

## Ceilings

a	internals; making good damage	100	m <sup>2</sup>
b	internals; making good damage; ne 300 girth	50	lm

## Walls

c	internals; making good damage	80	m <sup>2</sup>
d	internals; making good damage; ne 300 girth	180	lm

Allow to supply and fit new Trepanel Design Curve Noir Black Acoustic wood slat wall panels to the underside of the ceilings and to the walls; size 2400 x 600 mm

e	internals; old library space	6	no
f	internals; community space	10	no
g	internals; small meeting room	2	no

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**FLOOR WALL AND CEILING FINISHES**

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**EXTERNAL WINDOWS AND DOORS**

Notwithstanding the requirement of the Standard Method of Measurement rates for this section of the works shall include for:-

- a Visiting site, measuring openings; verifying sizes

Fixing windows in accordance with the manufacturers instructions to openings in masonry or timber construction

Integrating the windows into the structure, fitting ancillary strips, seals, moulds or other ancillaries to complete the instruction and achieve the air tightness standards indicated in the Architects Specification

Easing any doors, oiling all ironmongery on completion

Adjusting door heights to suit existing floor levels

Dummy frames, temporary doors or windows to maintain security and weather integrity

Frames and composite frames complete with glazing units; adjustable trickle vents; weather stripping, mastic pointing or the like to complete the installation

All new stainless steel fixings to be marine grade

Protecting adjacent finishings internally and stone, concrete or slate cills externally

Protecting the works in this section

1 item

**Notes:**

All new leadwork to be undertaken in accordance with the requirements and recommendations contained within "The Complete Manual" that is produced by the Lead Sheet Association

All door, window and glazed screen works are to be carried out in strict accordance with manufacturers installation instructions

To Collection



Allow for carefully removing the existing double glazed units and frames and dispose off site; openings to be left ready to receive new windows, glazed screens and door sets					
Ground Floor					
a	full height glazed screens - 650 mm wide	15	no		
b	glazed screens and doorsets; 1650x 1980 mm high	2	sets		
c	extra over; triangle screen set above doors	1	item		
d	cills	20	no		
Allow for provision of new lead tray to the base of the personnel doors and full height windows; lead to min Code 5; tray to be with welded lead joints; allow for lapping lead to underside of doors to prevent moisture ingress; lead sheet to be laid on suitable breather paper to BS1521 Class A; lead tray to be taken down over wall 150mm and dressed down; all leadwork to be completed in accordance with the "Lead Sheet Association" standard details					
Ground Floor					
e	full height glazed screens - 650 mm wide	15	no		
f	glazed screens and doorsets - 1650 mm wide	2	sets		
g	cills	20	no		
Allow for provision of patination oil to new leadwork immediately on completion of work					
h	leadwork	1	item		
Allow for fitting new aluminium double glazed units 'A' rated doors and windows; all to be fitted strictly in accordance with manufacturers installation recommendations; frame is to be provided with min 15mm drainage channel at the base of the frame; existing units to be set within Compriband-P; ensure adequate vertical dpc are provided and the frame is cloaked by the leadwork; doors and windows to comply with BS 6375-1:2009 and manufactured to BS EN 14351-1:2006 + A1:2010; all to be left wind and weathertight					
Ground Floor					
i	full height glazed screens - 650 mm wide x 2350mm high	15	no		
j	glazed screens and doorsets - 2920 x 1980 mm high	2	sets		
k	extra over; triangle screen set above doors	1	item		
l	cills	20	no		
m	windows - opening casement - 880 x 855mm	12	no		
n	cills	12	no		
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**EXTERNAL WINDOWS AND DOORS**

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To Summary

**FITTINGS AND EQUIPMENT**

a	<p><u>Rates for this section of the works shall include for :-</u></p> <p>Connecting to new or existing supplies; provision of additional fittings as necessary to complete the installations</p> <p>The provision of softwood battens, supports, framework, fixings, brackets, knobs, furniture, ironmongery or fittings</p> <p>Installing fittings or equipment in full accordance with manufacturers instructions where applicable</p> <p>Forming holes, access panels or the like</p> <p>All new stainless steel to be Marine grade</p> <p>Testing upon completion</p> <p>Allow for provision of new Geocel 201 polymer mastic sealant to junction of new walls and fittings to provide adequate seal; colour to match existing sealant; works to be undertaken by Specialist Contractor</p>	1	item
b	external doors	2	no
c	external windows and full height glazing	125	lm
d	<p>Allow for a full and thorough clean of the properties to include all rooms, stores, kitchens and hallways on completion of the works; properties to be left in good condition ready for occupation by Padstow TC</p>	1	item
<b>Electrics</b>			
e	<p>Allow to adapt the existing electrics to the old library to suit the new layout of two offices and a inner hall; allow to adapt the electrics to provide sufficient lighting suitable for office use; allow for a minimum of 16 new white double sockets.</p>	1	item
f	<p>Allow to provide new electric wall mounted heaters with built in thermostats and programmers; allow to remove original heaters and supply and fit new heaters</p>	16	no
g	<p>Allow to provide electrical test certificates for all of the building on completion of the works</p>	1	item

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**FITTINGS AND EQUIPMENT**

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**PADSTOW COMMUNITY HUB**

**SECTION 3 - THE WORKS**

**SUMMARY**

PREAMBLE TO WORKS SECTION

DEMOLITIONS & ALTERATIONS

FLOOR WALL AND CEILING FINISHES

EXTERNAL WINDOWS AND DOORS

FIXTURES AND FITTINGS

TOTAL OF SECTION 3 TO MAIN SUMMARY