

2.0 SCHEDULE OF WORKS

DESCRIPTION	QTY	UNIT	COST (£)
2.1 <u>GENERAL</u>			
2.1.1 The works involve external repair and refurbishment works to 28 Great Queen Street. Works are to be carried out as described below under a JCT Minor Works Building Contract with Contractor Design 2016. All following items are to be separately priced, but the tender sum will constitute an all-inclusive offer.			
2.1.2 All discrepancies are to be notified to the CA as soon as they are discovered.			
2.1.3 The cost to be entered against each item is to include all labour, plant, materials, overheads and profit not included elsewhere to show how the total cost is distributed.			
2.1.4 Any items in the Tender that have no prices set against them will be deemed to have been included in the value of other items, for the purposes of the Tender and no extra sums will be allowed against such items.			
2.1.5 All items below are to be included but are not exclusive and the contractor is to be allow for any other items he feels are necessary according to the schedule of works and associated documentation.			
2.1.6 Before tendering ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. Contact the Contract Administrator (CA) to make arrangements for a site visit.			
2.1.7 At such times when the CA is advised of any changes to the works, the Contractor shall be notified accordingly and a Contract Instruction will be issued. However, the Contractor shall be aware that no loss and expense claims brought about by the reduction in work shall be entertained by the Employer.			
2.1.8 Allow for a competent on-site working foreman for the duration of the works. Should the CA be dissatisfied with any Foreman or workman employed by the Contractor in the performance of the works, and give notice thereof in writing stating reasonable cause, the Contractor shall, within 48 hours, discharge them and substitute with others.			

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2.1.9 The Contractor must comply with all current statutory requirements and codes of practice etc. applicable to the works.			
2.1.10 The Contractor is to note that a high standard of workmanship will be expected and therefore it will be the responsibility of the Main Contractor to inspect all works completed prior to the CA's inspection and where necessary, reproduce the works at the Contractor's own expense to the satisfaction of the CA.			
2.1.11 The Contractor must include for the provision of all Health and Safety documentation as required under the CDM Regulations 2015. Include for all costs in relation to acting as the principal contractor and provision of the Construction Phase Information and a Health & Safety File upon completion of the works.			
2.1.12 The contractor must submit all necessary method statements and risk assessments prior to commencement of the works.			
2.1.13 The Contractor must include for all necessary welfare facilities as required for the duration of the contract.			
2.1.14 The premises will be occupied throughout the contract period and the contractor will need to allow for suitable separation and protection for all work taking place. The contractor shall minimise the inconvenience caused to the Leaseholder by the works so far as is reasonably practicable.			
2.1.15 Allow for protection of the building users, Leaseholder and public from the building works. The Contractor is to allow for the protection of the 'live' areas.			
2.1.16 The contractor is to undertake an Asbestos Demolition and Refurbishment Survey to include all site areas and issue a full report to the CA prior to commencement of the works.			
2.1.17 Asbestos: Report immediately any suspected materials discovered during execution of the works. Do not disturb suspected materials. Methods for safe removal or encapsulation are to be agreed with the CA.			
2.1.18 Allow for the supply of temporary firefighting facilities, first aid equipment, site notices and all necessary PPE to comply with HSE regulations.			

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2.1.19 Allow for all access equipment/ scaffolding to complete the works.			
2.1.20 Allow for any making good as required in areas affected by the works. Contractor to make good any finishes that have been impacted by these works.			
2.1.21 The contractor should plan all works to retain security and weather-tightness as required.			
2.1.22 Allow for all rubbish/ debris to be removed from site throughout the contract (unless otherwise stated) in a manner approved by the Waste Regulation Authority.			
2.1.23 The contractor is to allow for all standard insurances for the duration of the works. Public and Employers Liability insurance for a minimum indemnity limit of £10,000,000. Refer to the Contract Preliminaries for further detail.			
<p>2.1.24 Allow for programming the works within the following timescales.</p> <p>Start date (on site) – September 2023 Duration – tbc</p> <p>A detailed programme of work must be forwarded before start on site.</p> <p>All works are to be carried out during normal working hours:</p> <p>Monday - Friday: 8.30am and 6.30pm Saturday - Sunday: No working without prior agreement. Bank Holidays: No working without prior agreement.</p>			
<p>2.1.25 The contractor is responsible for monitoring, coordinating and phasing the works.</p> <p>Avoiding delays: If any circumstances arise which may affect the progress of the works submit proposals or take other action as appropriate to minimise any delay and to recover any lost time.</p>			
2.1.26 On commencement of the work once the scaffold has been erected, the contractor is to survey/ inspect all areas of the building to identify and quantify any additional defects that are not included as part of the existing schedule.			

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DESCRIPTION	QTY	UNIT	COST (£)
Sub-total			£0.00
2.2 <u>PRELIMINARIES</u>			
2.2.1 A10 Project Particulars			
2.2.2 A11 Tender and contract documents			
2.2.3 A12 The site/ existing buildings			
2.2.4 A13 Description of the work			
2.2.5 A20 JCT minor works building contract (MW)			
2.2.6 A30 Tendering/ subletting/ supply			
2.2.7 A31 Provision, content and use of documents			
2.2.8 A32 Management of the works			
2.2.9 A33 Quality standards/ control			
2.2.10 A34 Security/ safety/ protection			
2.2.11 A35 Specific limitations on method/ sequence/ timing			
2.2.12 A36 Facilities/ temporary work/ services			
2.2.13 A37 Operation/ maintenance of the finished works			
Sub-total			£0.00
2.3 <u>THE WORKS - GENERAL</u>			
2.3.1 Allow to design, erect and dismantle scaffolding to enable full access for the works to be undertaken in safe manner in line with National Access and Scaffolding Confederation (NASC) Safety Guidance. The existing shop front and signage is to be left clear of scaffolding with the first lift to sit above the signage. Allow for the following;			
2.3.1.1 Bespoke scaffold design			
2.3.1.2 Full scaffold debris/ safety netting			
2.3.1.3 Protection fan			

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DESCRIPTION	QTY	UNIT	COST (£)
2.3.1.4 Pavement gantry with protective boarding on the first lift to prevent debris falling onto the pavement.			
2.3.1.5 Scaffold Foam Protector Tubes - cable tied on			
2.3.1.6 Lighting			
2.3.1.7 Scaffold alarm connected to remote monitoring			
2.3.1.8 Inspections prior to first use and no longer than every 7 days with associated tagging system			
2.3.1.9 Local authority licences and permits			
2.3.1.10 Temporary roof structure to ensure the building remains watertight for the duration of the works.			
2.3.2 Allow a provisional sum of £3,000 for any temporary shopfront signage.			
Sub-total			£0.00
2.4 <u>THE WORKS - MAIN ROOF NO 28</u>			
2.4.1 Clean down roof tiles to remove lichen and moss growth.			
2.4.2 Allow to re-fix a provisional quantity of 20no. slipped tiles to isolated locations.			
2.4.3 Allow to replace a provisional quantity of 20.no missing / damaged tiles to isolated locations.			
2.4.4 Check all ridge tiles to ensure secure and re-bed where required. Allow to repoint all existing ridge tiles.			
2.4.5 Remove cement mortar flaunching's to ridge tile party wall abutments and replace with code 4 lead soakers and flashings all installed in accordance with the Lead Sheet Association.			
2.4.6 Undertake flaunching and pointing repairs to the front chimney stack.			
2.4.7 Remove existing waterproofing to the central valley gutter and replace with code 7 lead all installed in accordance with the Lead Sheet Association guidance. Include gully openings.			

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DESCRIPTION	QTY	UNIT	COST (£)
2.4.8 Allow for a independent timber rot assessment to the roof timbers to be undertaken by a specialist.			
2.4.9 Allow a provisional sum of £7,500 for any treatment required following the timber rot assessment.			
2.4.10 Undertake an environmental clean and disinfection of the rear roof void to remove the bird guano.			
2.4.11 Allow to check mesh around rainwater gully openings and ensure fully secure to prevent bird access into the void.			
2.4.12 Install new mineral wool insulation to the rear roof void to a depth of 270mm and insulate loft hatch.			
2.4.13 Reinstate loft insulation to the front roof void and ensure even coverage. Insulate loft hatch. Ensure eaves ventilation is maintained with proprietary vent trays			
2.4.14 Remove felt and liquid applied water proofing to the dormer roofs and replace with code 7 lead all installed in accordance with the Lead Sheet Association.			
2.4.15 Remove UPVC rainwater goods and replace with black cast iron equivalents.			
2.4.16 Remove the felt and liquid applied water proofing to the rear box gutter and replace with code 7 lead all installed in accordance with the Lead Sheet Association.			
2.4.17 Allow a provisional sum of £2,500 for replacing rotten/ decaying timbers to the rear box gutter.			
2.4.18 Remove and replace the roof access door with new external timber door set including associated ironmongery and decoration.			
Sub-total			£0.00
2.5 THE WORKS - MAIN ROOF NO 29			
2.5.1 Clean down roof tiles to remove lichen and moss growth.			
2.5.2 Allow to re-fix a provisional quantity of 20no. slipped tiles to isolated locations.			
2.5.3 Allow to replace a provisional quantity of 20no. missing / damaged tiles to isolated locations.			

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DESCRIPTION	QTY	UNIT	COST (£)
2.5.4 Clear the two central valleys of weeds and vegetation and leave free flowing.			
2.5.5 Allow to check mesh around rainwater gully openings and ensure fully secure to prevent bird access into the void.			
Sub-total			£0.00
2.6 <u>THE WORKS - CONSERVATORY ROOFS</u>			
2.6.1 Strip the existing roof slates including the ridge tiles, battens, underfelt and lead flashings. Retain slates for re-use.			
2.6.2 Reinststate the natural slate roof coverings including the ridge tiles, new timber battens, underfelt and code 4 lead flashings.			
2.6.3 Allow to supply and install a provisional quantity of 100no. new slates to match existing.			
2.6.4 Strip the existing valley gutter waterproofing and install code 7 lead in accordance with the Lead Sheet Association.			
2.6.5 Strip the existing dormer roof waterproofing and install code 7 lead in accordance with the Lead Sheet Association.			
2.6.6 Remove the existing rooflights and install new aluminium framed rooflights achieving a U-value of 2.2 W/m ² K. Design to be completed by the contractor and provided for approval once full access is available.			
2.6.7 Remove UPVC rainwater goods and replace with black cast iron equivalents.			
2.6.8 Allow a provisional sum of £5,000 to investigate and install access to this roof for maintenance going forward.			
Sub-total			£0.00
2.7 <u>THE WORKS - REAR LIGHTWELL ROOFS</u>			
2.7.1 Remove the existing rooflights and install new aluminium framed rooflights achieving a U-value of 2.2 W/m ² K. Design to be completed by the contractor and provided for approval once full access is available.			

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DESCRIPTION	QTY	UNIT	COST (£)
<p>2.7.2 Allow to remove corrugated roofing sheets and replace with new metal Polyester Paint Coated Roof Sheets. Include for new timber frame.</p> <p>Note - the existing sheets are potentially asbestos containing and will need to be sampled prior to removal.</p>			
2.7.3 Adjust rainwater gutter draining the lower eastern closet wing roof to ensure this discharges into the eaves gutter of the roof below.			
2.7.4 Undertake timber repair to the window frame and cill prior to redecoration.			
2.7.5 Remove polycarbonate roof cover and softwood timber frame to the rear lightwell and make good surfaces.			
2.7.6 Remove bird netting and replace with new following completion of the works.			
Sub-total			£0.00
2.8 <u>THE WORKS - WESTERN CLOSET WING ROOF (AIR CONDITIONING)</u>			
2.8.1 Allow to recover the roof with a 3 layer built up felt roofing system providing a min 15 year guarantee. Include for addressing the falls to ensure water is diverted away from the door frame including an increased upstand.			
2.8.2 Allow a provisional sum of £5,000 to disconnect and remove the air conditioning condensers and reinstate on completion of the works.			
2.8.3 Remove UPVC rainwater goods and replace with black cast iron equivalents.			
2.8.4 Remove and replace parapet wall capping's with code 7 lead in accordance with the Lead Sheet Association.			
2.8.5 Allow to remove and replace timber door with new external grade door to match including for increased upstand height. Include for ironmongery and decoration.			
2.8.6 Undertake localised patch repairs to rendered walls where cracking to match.			
Sub-total			£0.00

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DESCRIPTION	QTY	UNIT	COST (£)
2.9			
<u>THE WORKS - EASTERN CLOSET WING ROOF</u>			
2.9.1			
Allow to remove existing metal roof and replace deck with 18mm ply and install code 7 lead all installed in accordance with the Lead Sheet Association including flashing details.			
2.9.2			
Allow to reposition the eaves gutter to prevent this discharging water onto the face of the window to the ground floor toilet.			
2.9.3			
Undertake repairs to the timber window frame and walls prior to redecoration.			
2.9.4			
Replace eroded and defective bricks to the exposed brick parapet and include to install coping stones.			
Sub-total			£0.00
2.10			
<u>THE WORKS - WALLS AND FACADES</u>			
2.10.1			
Allow a provisional sum of £5,000 for any additional remedial works required following completion of the survey/inspections undertaken once access is available.			
2.10.2			
Allow to replace spalled bricks to the front elevation with new to match.			
2.10.3			
Rake out any cement mortar to the front elevation and repoint with lime mortar.			
2.10.4			
Allow to replace spalled bricks to the rear elevations to match existing.			
2.10.5			
Rake out any cement mortar to the rear elevations and repoint with lime mortar.			
2.10.6			
Repoint window heads to the rear elevations with lime mortar.			
2.10.7			
Check and ensure vertical slate cladding to the Eastern Closet Wing are secure and reinstate any loose or missing slates.			
2.10.8			
Prepare and decorate all previously decorated external walls with 2 coats of external masonry paint from the Dulux weathershield exterior range (colour to match the existing).			

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DESCRIPTION	QTY	UNIT	COST (£)
2.10.9 Remove brickwork to the 1st floor window on return of the Western closet wing where bulging. Investigate and rebuild panel of brickwork using existing bricks/ bricks to match.			
Sub-total			£0.00
2.11 <u>THE WORKS - WINDOWS AND DOORS</u>			
2.11.1 Prepare and decorate all external windows and doors (excluding shopfront and entrance door) with 2 coats of undercoat and 1 coat of gloss from the Dulux weathershield exterior range (colour to match the existing). Allow to prime any new sections of timber.			
2.11.2 Allow to remove all defective / missing putty to glazing panes. Thoroughly prepare surfaces and apply new putty. Allow for a provisional quantity of 10 lm.			
2.11.3 Remove all mastic to frames and replace with Arbokol 1000 Polysulphide Sealant (or similar approved).			
2.11.4 Allow to replace damaged glass window panes with new to match.			
2.11.5 Overhaul all windows and doors, allow to ease and adjust as necessary and ensure in full working order on completion.			
Sub-total			£0.00
2.12 <u>THE WORKS - COMPLETION</u>			
2.12.1 On completion allow to undertake a full clean down of all external areas and finishes affected by the works.			
2.12.2 Provide client with 1no hardcopy and an electronic copy of the H&S File (incl O&Ms) for the works including relevant guarantees.			
Sub-total			£0.00