

Schedule of Works:

Red Bull - Roofing Replacement

Job no: 8000290 - Date: February 2023

Ingleton
Wood

Item	Description	Qty	Rate	Cost
4.0	SCHEDULE OF WORKS			
4.1	Preliminaries			
	Please refer to contract preliminaries document and provide total cost here.			
4.2	Roof A - 5th Floor Terrace			
	Allow to clear all loose furniture and other items and store elsewhere on site. Allow to temporary remove and allow to refit festoon lighting and posts.			
	Allow for carefully strip and disposed from site full extent of decking and supporting structure down to existing roof covering.			
	Allow to fully strip roof covering down to timber deck, including any loose layers and dispose from site. Allow to carry out works in a piecemeal manner alongside reinstatement works specified later to ensure building is maintained watertight for the duration of the works			
	Allow to fully and carefully strip plywood roof deck back to timber joists and dispose from site. Allow to denail joists and leave ready to received new roof deck. Allow to carry out works in a piecemeal manner alongside reinstatement works specified later to ensure building is maintained watertight for the duration of the works			
	Allow to remove fibreglass insulation from between ceiling joists below plywood roof deck and dispose from site.			
	Allow to supply and fit new 18mm plywood deck to the full extent of roof area and in-line with recommendations within Bauder specification.			
	Allow to supply and lay new Bauder roof covering completely in line with Bauder specification provided within tender documents.			
	Allow to supply and lay new decking and pedestal system as per specification to all areas where decking was previously removed. Ensure decking is laid level with floor within bar areas to provide level access between internal and external areas.			

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	Allow to supply and lay new liquid overlay as per Bauder specification to raise area of roof to the Shelton Street side of roof. adjacent to internal stairs.			
4.3	Roof B - 6th Floor Terrace			
	Allow to full strip decking, set-aside and store on site. Allow to reinstate completion. Approx 300m2 in total.			
	Allow to carefully remove all timber joists below decking to allow access to lay new liquid applied roof covering. Allow to set aside and refit upon completion. Approx 300m2 in total.			
	Allow to carefully remove all redundant fall arrest equipment to metal deck roof and disposed from site.			
	Allow to carefully remove all services located on roof covering to allow for new liquid covering to be applied. Ensure services are not affected for the duration of the works. Allow to reinstate upon completion.			
	Allow to remove and dispose of plywood upstand to small area to Earlham Road side of roof area.			
	Allow to prepare area, supply and lay new Bauder liquid roofing system as per Bauder specification in complete accordance with manufacturers guidance.			
4.4	Roof C - 6th Floor Gutter Area			
	Allow to remove and set aside all loose items to allow for works to be carried out.			
	Allow to carefully remove and set-aside metal cladding/capping to allow for works to be carried out. Allow to reinstate upon completion.			
	Allow to prepare area, supply and lay new Bauder liquid roofing system as per Bauder specification in complete accordance with manufacturers guidance.			
4.5	Roof D - 6th Floor Outer Roof Areas			
	Allow to remove and set aside all loose items to allow for works to be carried out.			

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	Allow to carefully remove and set-aside metal cladding/capping to allow for works to be carried out. Allow to reinstate upon completion.			
	Allow to prepare area, supply and lay new Bauder liquid roofing system as per Bauder specification in complete accordance with manufacturers guidance.			
4.6	Roof E - Plant Area			
	Allow to employ a M&E specialist to carry out a full survey of the plant in the roof area and ascertain and identify any redundant plant. Allow to issue report with findings.			
	Allow a provisional sum of £10,000 for removal of redundant plant.			£10,000.00
	Allow to carefully dismantle stairs to plant area to allow works to be carried out. Allow to reinstate upon completion.			
	Allow to carefully lift plant and plant support feet to items of plant resting on paving slabs and ballast to roof area to allow roofing replacement to be carried out - allow to support temporarily and reinstate upon completion.			
	Allow to carefully lift and set aside all ballast stone and paving slabs and set aside to allow for replacement of roof covering. Allow to reinstate upon completion.			
	Allow to carefully lift insulation and membrane and set aside to allow for roofing replacement works. Allow to reinstate upon completion.			
	Allow to prepare area, supply and lay new Bauder liquid roofing system as per Bauder specification in complete accordance with manufacturers guidance.			
4.7	Roof F - Lift Shaft Roof			
	Allow to temporarily remove escape walkway to allow for roofing works to be carried out.			
	Allow to supply and lay new Bauder liquid roofing system as per Bauder specification in complete accordance with manufacturers guidance.			
4.8	General Items			

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	Allow a provisional sum of £5000 for adjustment to fencing to works areas.			£5,000.00
	Allow a provisional sum of £2000 for lightning protection repair works.			£2,000.00
	Allow a provisional sum of £1500 for works to partition wall to meter area between Roof B and Roof E.			£1,500.00
	Allow a contingency sum of £10,000			£10,000.00
	Carried to General Summary £			