

Robert Tamasa (RT-Group)

Ref	Item	Description
1.1.01	Site Address	33---43 Caversham Road London, NW5 2DR
1.1.02	Client	QCCA Ltd 45 Ashdown Crescent London NW5 4QE
1.1.03	Site Manager	Susan Barbara, email: susan@qcca.org.uk
1.1.04	Architect/Project Manager	Robert Tamasa 49 chapman road Canvey island, Essex SS8 7QS
1.1.05	Scope of Works	Remove and clear site in rear garden space to install new concrete floor base, new anti-slip pathway and gate, leading to new 4m X 4m outbuilding (wooden shed), new plumbing and new Electrical supplies
0.1.1.06	Project works	All works to be carried out in strict accordance with the current Building Regulations, British Standards and where appropriate manufacturer's recommendations. Local bye laws are to be observed where necessary and first quality materials and high levels of workmanship are expected at all times.
1.1.07	Parking Provisions	Off street parking provided at front of property (TBC by client).
1.1.08	Centre Hours	ALL WORKS TO BE CARRIED DURING NORMAL WORKING HOURS. THE CONTRACTOR (RT-Group) IS TO ALLOW FOR CLOSE LIAISON WITH THE SITE MANAGER TO COORDINATE THE PROGRAMME OF The WORKS.
1.1.09	Health & Safety	The contractor carrying out the works is to take all necessary measures to ensure the health & safety of the public, day care staff and children, visitors, his workforce and any other persons using the centre and immediate area. Refer to Construction (Design and Management) Regulations 2007, Construction (Health, Safety and Welfare) Regulations 1996 & Workplace (Health, Safety and Welfare) Regulations 1992.
1.1.10	Risk Assessments	The Contractor is to submit risk assessments and/or method statement showing how the proposed works will Comply with all current Health & Safety legislation particularly with regard to carrying out work in an occupied building.
1.1.11	CRB Checks	Contractor to provide evidence of CRB checks for all operatives working on site.
1.1.12	Timing of Works	Exact start and completion date to be confirmed. The centre is to remain open during the works.
1.1.13	Pricing	For ease of tender analysis the contractor must price the following:

1.1.14		1. Each item in this schedule to be Costed or qualified where required.			
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1.1.15		2. Contractor (RT-Group) is to list and price prelim items in preliminaries schedule that are necessary to complete the work under Specification Part 1: Preliminaries			
1.1.16	Site Restrictions	The following are not allowed on site:			
1.1.17		The use of radios or other audio equipment is not allowed during the project.			
1.1.18		Bad language and smoking is not permitted by the contractor's staff and if used, the particular member of the contractor's staff using such language or smoking will be removed from the site for the duration of the project.			
1.1.19	Site Inspections	Site inspections to come through CA.			
1.1.20		The contractor is to notify the CA should structural queries occur.			
1.1.21	Existing Defective Work	Notify CA immediately if undocumented existing defects are discovered and do not proceed with affected related work until response has been received.			
1.1.22					
1.1.23	Making Good Defects	Arrange access with CA, give reasonable notice for access and notify when remedial works have been completed.			
1.1.24	Protection	The contractor is to allow for adequate protection to existing surfaces and electrical equipment during the proposed works.			
1.1.25	Existing Signage	The contractor is to allow for the removal and full reinstatement of all signage to facilitate redecoration of walls, ceilings and woodwork. The contractor shall meet the cost of any damaged signage.			
1.1.26	Proposed Colour Scheme	The colours of numerous finishes and materials have yet to be specified. The contractor is to draft and agree with to the commencement of the contract. the CA a colour schedule for all painting and finishes prior			

1.1.27	Quantities	<p>The quantities provided within this Schedule of Work are for the employers costing exercise and analysis, any Contractor using them shall do so entirely at their own risk. Where the Contractor deviates from these quantities then their qualification and total quantities must be expressed to allow our tender analysis to consider this otherwise the quantities noted will prevail.</p>			
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1.1.28	Working at Height	<p>Where internal work necessitates working from height then the area immediately below is to receive air bags or Similar means of fall arrest. The use of ladders is to be discouraged due to their associated risks and all works from height must either be executed from the scaffold or By means of "hop ups".</p>			
1.1.29	Programme for the Project	<p>The contractor is to provide an agreed programme for the works showing all items of work prior to the start on Site.</p>			
1.1.30	Timber and Timber Materials	<p>All timber materials must be from sustainable sources. This should be demonstrated by a chain of custody from the Forest Stewardship Council (FSC) or equivalent System. If this is not available or of insufficient quality, other proof of sustainability/legal sourcing may be used with the approval of the CA.</p>			
1.1.31		<p>Woodwork: 100% of timber should be accredited in line with advice from the Central Point of Expertise on Timber Procurement (CPET). This can include Category A accreditation such a Forestry Stewardship Council (FSC) Or Category B accreditation such as Chain of Custody. Environment Statements from suppliers alone are not Sufficient to demonstrate sustainability. Timber that has Been illegally felled or traded must not be used.</p>			
1.1.32	Drainage	<p>To BS EN 1519--1:2000 or international equivalents such as DIN19535, DIN19537, DIN8074, DIN8075.</p>			

1.1.33	Electrical Items	Electrical installation shall be installed in full compliance with the current 17 th edition of the IEE Regulations (amend 2011) and Part P of the Building Regulations. Installation to be installed by certified engineer with certificate (RT-Electrical NIC-EIC number 602131000) issued to client and copy issued to building control following completion. All metal accessories installed will be by one of the following Manufactures; MK/Crabtree/MEM or Legrand All sub circuits must be capable of carrying the load for which they are required and be capable of carrying a greater load than that of the protective device. All recessed ceiling fittings to be 30min fire rated or surrounded with similarly approved fire rate jackets. Min 90 minutes.			
1.1.34	Kitchen Schedule	To be provided by Contractor (RT-Group) for approval prior to ordering.			
1.1.35	Fixtures/Fittings Schedules	Fixtures/fittings schedules to be provided for approval prior to ordering.			

2.0 Schedule of Works **33---43 Caversham Road**

Ref	Item	Description	Qty	Rate	£
2.1.0	The Works				
2.1.01		See plan.			
2.2.0	Demolitions				
2.2.01		Remove old wooden gazebo (to use as new shelter around existing pram area) dig up and remove soil and dirt, to a depth of 8 inches, this is the manufactures guidelines, all debris to be removed offsite for appropriate disposal.			
2.2.10	Installation/Build				
2.2.11	Concrete base	Install new concrete base to a depth of 8 inches, with steel rebar in base to give it strength and secure base with side wooden shattering while concrete is setting. Dig in support posts for new wooden decking leading to cabin.			
2.2.12	Installation of log cabin	Installing of new 4 metres X 4 Metres Log cabin, cabin has double glazing and 5 point locking on double glazed doors, thickness of cabin wood is 34mm, and will be insulated inside and then plastered board up.			

	Flooring	New non-slip decking flooring to new cabin, via a new gate and lock, this decking will be raised to match existing raised floor area			
2.3.0	Internal/External				
2.3.01	Kitchen	New washing up sink only, with one base unit and top unit, client to supply			
2.4.0	Internal Flooring				
2.4.01	None	new cabin floor.			
2.5.0	Kitchen Design				
2.5.02	Mixer Tap	client			
2.5.03	Sink	client			
2.5.04	Oven	NONE			
2.5.05	Fridge	NONE			
2.5.06	Worktop	Supply and fit 2 metre laminate worktop in white For washing up sink			
2.6.0	Plumbing & Pipework				
2.6.01	Installation	Contractor (RT-Group) to confirm pipe runs with client prior to installation.			
2.6.02	Pipework	All new water waste pipe work will be feed to the existing 4"/ 3" waste/soil stack pipe on outside of existing building, using a soil/waste pipe boss and connector, water waste from the cabin will be via a macerator, sited under the washing up sink and drainage, access points will be install at all bends and corners/long lengths.			
2.6.03	Sink waste	Connection of waste as above.			
2.7.0	Lighting				
2.7.01	Light fitting	New 5ft IP rated Fluorescent lighting X 2			
2.7.02	Light switch	New light switch			
2.8.0	Electrical				
2.8.01	Power supply	Install and run new 10mm armoured 3-core cable (up-to 58amps current load and over a 50 metre run is 48amps)to existing Distribution board in building, this supply will be clip and run above false ceiling voids within building metal tray work, then outside (clipped to side of rear of building) and terminate in cabin to new			

		CCU.			
2.8.02	AC/Heating	Install new AC/heater and cooler unit to side of wall and condenser unit to be mounted outside and above floor level and fenced off if needed. (2.8kw)			
2.8.04	Sockets	Supply and fit 4no. new double sockets and new spur for under sink water heater (3 kw)			
2.9.0	Leave Clean				
2.9.01		Allow for cleaning all areas where worked in or affected by the works.			
2.9.02		Jet clean any new drainage runs and leave free flowing.			
2.9.03		Allow to remove all labels and film from new appliances and units.			
2.9.04		Check the operation of all new items installed and remedy any defective equipment.			
2.10.0	Additional Items				