

PLANNED SCHEDULE OF WORKS

Item ref	Description of works
1.00 Demolition	
1.01	Strip out all existing fixtures and services to shell and core within ground floor reception and 3no upper floors office
1.02	Remove front glazed doors
1.03	Remove side gate to alley
1.04	Remove roof plant
2.00 External Works	
2.01	Install new roof plant
2.02	Refurbish existing flat roof waterproofing
2.03	Replacement of windows along Parkway (south elevation)
2.04	Extended entrance canopy on Parkway and new side gate (subject to Planning approval)
2.05	Refurbish lead flashing to parapet wall along Old Quebec Street
2.06	External repointing and redecorations
2.07	External works including pigeon netting, new cycle area and improved security to side alley
3.00 MEP	
3.01	Fully functioning and guaranteed air conditioning (exposed)
3.02	Fully functioning lighting (exposed)
3.03	Certified emergency lighting (exposed)
3.04	General power and IT (exposed)
3.05	New access control and security system
3.06	Refurbish existing lifts
4.00 Internal Works	
4.01	Expose internal steel columns/beams and intumescent paint
4.02	Reconfigure toilets to provide AWC and showers
4.03	New toilets
4.04	New reception area
4.05	New floor finishes
4.06	New wall finishes
4.07	New circulation stair handrail
4.08	Signage (wayfinding and internal tenant