

# Carter Jonas

## SCHEDULE OF WORKS: Section 3 - Gardeners Flat, Fenton House, London, NW3 6RT

Item	Description	Unit/Qty	Rate	£	P
<b>CLARIFICATION</b>					
	All works including external repairs and decorations are to the ground floor flat only. The flat will be unoccupied with all furniture removed prior to commencement. The contractors will be given access to 2 car parking spaces. Over and above contractor to arrange for off site parking. Note: The rest of the premises is working yard and disturbance to other areas should be minimised.	Note			
<b>Carried to collection</b>					
<b>1.0 SCAFFOLD / ACCESS</b>					
1.01	Generally design, supply, erect, adapt as necessary as works progress, strike upon completion and remove from site all necessary temporary support, scaffolding, towers, ladders, hop-ups, platforms, MEWP and access as necessary to complete the works safely in particular with regard to working at height. Any damage caused by scaffolding erection, adapting, striking or use will be made good at the contractors expense. To be in accordance with appendix 3. Scope of the works limited to the flat only - see Appendix 2.	Item			
1.02	Note, access will be to first floor flat's floor level only (approx. 2.6m) and therefore access requirements are likely to be hop-ups and ladders only. However, the contractor is to assess at tender stage and allow for safe working access as necessary. No additional cost will be entertained for additional access (e.g. scaffold) that could reasonably be foreseen at tender stage.	Note			
<b>Carried to collection</b>					
<b>EXTERNAL WORKS</b>					
<b>2.0 EXTERNAL WALLS / MASONRY</b>					
2.01	Undertake work in accordance with materials and workmanship preambles generally and specifically with reference to sections C41 and Z21.				
2.02	Carefully remove pointing and supply sample panel to match existing area 0.1m2 specification as item 2.03 below.	Item			
2.03	Carefully remove pointing to up to 20 mm depth and dispose from site. Where possible, remove with hand tools. Hard/sound mortar seek instructions from Contract Administrator before proceeding, but price to include for removal by drill bits or special joint routers taking care not to damage brick work (no grinders permitted). Point flush in 1 part NHL3.5 hydraulic lime to 3 parts well graded sharp sand full width of joint and any depth up to 20mm (depths exceeding 20mm seek instructions). Mortar to match existing colour. Protect during curing (e.g. from frost or rapid drying). Small areas exceeding 0.1m2. <b>Provisional Quantity</b>	5 m2			
2.04	Carefully rake out crack to plinth running entire perimeter of flat and point. Mortar to be 1 part NHL3.5 hydraulic lime to 3 parts well graded sharp sand colour to match existing.	Item			
2.05	Carefully remove existing individual brick attempting salvage. Where possible remove with hand tools, or otherwise with drill bits or special joint routers taking care not to damage brick work (no grinders). Clean brick, turn and re-bed and point ensuring full load transfer making up lost volume at rear in mortar. Mortar to be 1 part NHL3.5 hydraulic lime to 3 parts well graded sharp sand colour to match existing. <b>Provisional Quantity.</b>	20 No.			
2.06	As item 2.03 with supply replacement bricks in lieu of reusing existing. Replacements to match existing salvaged or new (provide 3No samples including minimum 1 salvaged and 1 new). <b>Provisional Quantity.</b>	20 No.			
<b>Carried to collection</b>					
<b>3.00 CARPENTRY AND JOINERY</b>					
3.01	Undertake work in accordance with materials and workmanship preambles generally and specifically with reference to section C51				
3.02	Carefully release any painted shut windows. Ease and adjust all windows and doors. Lubricate hinges and ironmongery. Adjust to ensure smooth operation. (Refer decoration for removal of paint and corrosion)	Item			

Item	Description	Unit/Qty	Rate	£	P
3.03	Remove loose paint from timber windows and doors, test for decay and router out all decayed timber. Measure up all repairs at rates below and hand to Contract Administrator prior to undertaking any repairs.  Provisionally undertake the following repairs:  Remove paint at least 10mm from the area to be treated. Renew decayed wood with Dry Fix primer followed by matching Dry Flex two part resin from Repair Care International (www.repair-care.co.uk), using 'Curative Repair Care reference C1 resin only repair of decayed wood' in accordance with their standard specification and literature for preparation, application and finishing.	Item			
3.04	Size up to 50 cm3. Provisional Quantity	10 No			
3.05	Size up to 100 cm3. Provisional Quantity	5 No			
3.06	Size up to 200 cm3. Provisional Quantity  Renew defective timber with splice repair with scarf joint. Joints between new timber and existing with timber care method as per Preventative Repair Care reference P2 (cost included in provisional quantities above). timber to be same size and profile as existing. Sizes and quantities as follows:	2 No			
3.07	Volume up to 200 cm3 any profile. Provisional Quantity	1 No.			
3.08	Volume up to 400 cm3 any profile. Provisional Quantity	1 No.			
<b>Carried to collection</b>					
<b>4.0</b>	<b>DECORATION</b>				
4.01	Undertake decorations in accordance with materials and workmanship section M60 generally using Tikurilla products in accordance with the attached Tikurilla specification. Assume all existing paints to joinery and metal contain lead and treat with suitable precautions in accordance with M60/440A. All colours TBC.				
4.02	Prepare and decorate all previously decorated surfaces <b>to the ground floor flat only</b> , including but not restricted to:				
4.03	Joinery: Window frames to RAL 6012 (dark green), Casements to Rococo Faux Pas (cream) All in Classic Ultra with a satin finish and Tikkurilla otex oil adhesion primer. Doors to RAL 6012.	Item			
4.03	Stone cills to RAL6012 in Tikkurilla Finguard Opaque	Item			
<b>Carried to collection</b>					
	<b>INTERNAL WORKS</b>				
<b>5.0</b>	<b>STRIP OUT</b>				
5.01	All items include for removal/strip out and disposal from site. Temporarily cap off/make safe services as necessary.	Item			
5.02	All floor coverings, including adhesive, underlays, grippers, threshold strips.	Item			
5.03	Kitchen and bathroom complete including above ground drainage, sanitary ware, appliances (washing machine will be removed and stored by others). Hack off all wall tiles, grout and adhesive. Remove all miscellaneous fixtures and fittings and lining papers. Retain shelving.	Item			
5.04	Central heating, hot and cold water services complete including but not restricted to all distribution pipework, boiler, radiators, brackets, fixings and accessories.	Item			
5.05	The electrical installation complete including but not restricted to fuse board, lighting, small power, detectors/alarms, wiring, clips accessories. Note the incoming electrical supply also serves 1st floor flat. Maintain 1st floor flat supply at all times, any minor outage to be completed only with 24hrs notice and limited to as short time as possible with no overnight / weekend outage.	Item			
5.06	Asbestos containing material as indicated on the asbestos report in appendix 5. Removal to be undertaken by HSE licensed contractor, including disposal to licensed waste handler accompanied by consignment note.	Item			

Item	Description	Unit/Qty	Rate	£	P
5.07	Generally take care to minimise disturbance to retained fabric, particularly joinery and lath and plaster and make good.	Item			
<b>Carried to collection</b>					
<b>6.0</b>	<b>JOINERY</b>				
6.01	Undertake work in accordance with materials and workmanship preambles generally and specifically with reference to section G20.				
	<b>To front door:</b>				
6.02	Remove and dispose of non functional ironmongery, make good fixing holes ready for decoration. Supply and fit new handle with BS3621 5 lever mortice lock, spy hole and door chain.	Item			
	<b>Draft stripping</b>				
6.03	Employ Ventrolla (Tel. 01423 859 323) or equal approved specialist draught proofing installer to install Ventrolla Perimeter Sealing System (VPSS) draft proofing all air gaps to sash windows including new staff and parting beads with rebated brushes, plus routed and rebated brush to meeting style, top rail of top sash and bottom rail of bottom sash.	Item			
6.04	Same company employed in 6.03 to router out and supply and fit rebated draft strips to all sides of front door.	Item			
	<b>Internal doors</b>				
6.05	Ease and adjust all internal doors to ensure operating smoothly with no binding and so that latches engage with keeps. Lubricate all moving parts.				
6.06	Supply and apply safety film to all glazing to internal doors to comply with Approved Document part K.	Item			
	<b>General</b>				
6.07	Cut, strengthen and adapt kitchen wall cupboard to fit around wall hung boiler.	Item			
6.08	Carefully remove existing boxing to pipework as necessary to renew pipes and re-fix upon completion ready for decoration.	Item			
6.09	Extra over to item 6.08 to renew all in 12mm plywood fixed to existing framing.	Item			
6.10	Bathroom skirting: Cut and dispose of existing and supply and fit new skirting to match existing in bathroom to suit new sanitary ware layout.	Item			
6.11	Bathroom low level boxing: Supply and fit new low level boxing comprising 12mm plywood on softwood framing as necessary to conceal shower waste	Item			
6.12	Bathroom full height boxing: Supply and fit new full height boxing to conceal shower supply pipework on wall backing onto living room. To comprise tile back board upon 12mm plywood shower enclosure side and plasterboard with skim finish painted on end side, all supported on softwood framing as necessary.	Item			
6.13	Living room fire place. Reinstate where asbestos removed in supalux with plasterboard over taped, jointed and decorated with vent installed. Include mushroom cowl over vent to prevent debris from flue entering.	Item			
6.14	Living room fire place. Extra over to item 6.13 to supply and fit supalux with plasterboard over taped, jointed, skimmed and decorated with vent installed on softwood framing running vertically in front of opening (i.e. reducing depth of fire place). <b>Provisional Item.</b>	Item			
6.14	Living room. Construct new softwood cupboard at high level adjacent to existing cupboard/wardrobe to house new consumer unit.	Item			
<b>Carried to collection</b>					
<b>7.0</b>	<b>FLOOR FINISHES</b>				
7.01	Undertake work in accordance with materials and workmanship preambles generally and specifically with reference to section M50.				
7.02	To kitchen, latex screed floor, supply and fit Polyflor Secura vinyl (pattern = Portobello Flagstone) including adhesive and colour matched welded joints. Seal all wall/skirting to floor abutments with clear silicone.	Item			

Item	Description	Unit/Qty	Rate	£	P
7.03	To bathroom, latex screed floor, supply and fit Polyflor Secura vinyl (pattern = Yorkstone) including adhesive and colour matched welded joints. Seal all wall/skirting to floor abutments with clear silicone.	Item			
7.04	To living room and entrance hallway supply and fit Riverside Twist carpet (colour 'Desert Sand') ( <a href="http://www.hughmackay.com/Products/tufted-carpet-riverside-twist.html">http://www.hughmackay.com/Products/tufted-carpet-riverside-twist.html</a> ) including cloud 9 underlay and grippers as M50.	item			
7.05	Supply and fit low profile anodised aluminium threshold strip between changes in floor coverings and/or door thresholds.	item			
7.06	Supply and fit new chord mat cut to fit existing frame inside front entrance door.	item			
7.07	All off cuts / waste flooring offer to client for retaining and dispose of if not required.	Item			
<b>Carried to collection</b>					
<b>8.0</b>	<b>KITCHEN</b>				
8.01	Undertake work in accordance with materials and workmanship preambles generally, manufacturers instructions and appendix 4.				
8.02	Supply and fit Howdens kitchen. Equipment and layout as appendix 5 including integrated fridge and free standing oven.	Item			
8.03	Supply and fit new ceramic tiling, including grout and adhesive, above all worktops height to underside of wall units (3 courses) and up to windows including tiled sills and reveals. Extend tiles down to floor in cooker space. Allow for 100 x 200mm white satin finish metro tiles and aluminium tile trim as needed. Supply tile sample for approval.	Item			
8.04	Supply and apply neatly tooled Adshead Ratcliffe Arbo Kitchen and Bathroom Sealant to junctions of tiles to worktop.	Item			
8.05	Re-install and plumb in clients washing machine.	Item			
8.06	Programme to co-ordinate with mechanical and electrical works.	Item			
<b>Carried to collection</b>					
<b>9.0</b>	<b>BATHROOM AND SANITARY WARE</b>				
9.01	Undertake work in accordance with materials and workmanship preambles generally, manufacturers instructions. Programme to co-ordinate with mechanical and electrical works.				
9.02	Supply and fit new sanitary and brass ware all Ideal Standard or Armitage Shanks unless specifically stated otherwise, to new bathroom comprising:				
9.03	WC Suite: Studio Echo short projection pan E1589(01); Cistern E1506(01); Seat and cover T3183(01).	Item			
9.04	Bathroom basin: E1566(01) Studio Echo 50cm washbasin, 1 tap hole with overflow; Studio Echo full pedestal; E1569(01); Basin fixing set E01576; Ceraline Basin Mixer Including Clicker Waste BC186(AA); Trap 1¼" plastic bottle, 75mm seal, multi-purpose outlet.	Item			
9.05	Shower tray and enclosure: T7351(EO) Kubo 900mm Quadrant enclosure with IdealClean Clear Glass, Bright Silver Finish; L5125(01) Simplicity 900mm Quadrant low profile upstand shower tray including waste with 2 upstands; Shower Tray Riser Kit; L6310(01) Quadrant shower tray riser kit with panels.	Item			
9.06	Shower kit and valve: B9416(AA) Idealrain M3 shower kit with 3 function 100mm shower hand spray, 600mm rail & 1.35m hose; A4127(AA) Contour 21 thermostatic exposed shower mixer.	Item			
9.07	T3366(BH) 60cm Mirror	Item			
9.08	N1381(AA) Concept toilet roll holder	Item			
9.09	Supply and fit new ceramic tiling, including (white) grout and adhesive, full height of shower enclosure on the 2 adjacent walls and 2 tiles high x 4 tiles wide to basin splashback. Allow for 150 x 150mm white satin finish tiles and aluminium tile trim on all edges. Supply tile sample for approval.	Item			

Item	Description	Unit/Qty	Rate	£	P
9.10	Supply and apply neatly tooled Adshead Ratcliffe Arbo Kitchen and Bathroom Sealant to junctions of: Splashback with basin, around WC pan, all abutments within shower enclosure.	Item			
<b>Carried to collection</b>					
<b>10.0</b>	<b>INTERNAL DECORATION</b>				
10.01	Undertake work in accordance with materials and workmanship preambles generally and specifically with reference to section M60.				
10.02	<b>Walls and Ceilings:</b> 2 Coats 'Zinsser Grade 1' colour matched to Earthborn Claypaint colours 'Hopscotch' to walls and 'Clay White' to ceilings	Item			
10.03	<b>Joinery:</b> Including but not restricted to retained built in cupboards, shelves, new and existing skirting and boxing, doors including frames, window boards: 2 Coats white Dulux Trade satinwood.	Item			
<b>Carried to collection</b>					
<b>11.0</b>	<b>PLASTERING</b>				
11.01	Skim all Bathroom walls.	Item			
11.02	Skim all kitchen walls.	Item			
11.03	Allow the provisional sum of £1,000 for plaster repairs. <b>Provisional Sum.</b>	Item		<b>£1,000.00</b>	
11.04	Generally allow for making good where disturbed by other works, including electrical / chasing.	Item			
<b>Carried to collection</b>					
<b>12.0</b>	<b>MECHANICAL AND ELECTRICAL WORKS</b>				
12.01	Undertake mechanical and electrical works in accordance with drawings in appendix A, performance specification from Vector Design in materials and workmanship preambles, all relevant current legislation and British Standards. Commission all on completion with relevant certification.				
12.02	Allow for all builders work in connection with the mechanical and electrical installation. This will include but not be restricted to:  Lifting and reinstating floor coverings and floor boards. Note original boards will be carefully lifted by a carpenter to avoid damaging. Cutting floor boards, plasterboard/plaster, drilling holes, etc. Use existing notches and holes through joists or where new are required, drill to the minimum size necessary through the centre of the joist. All wiring to be chased and made good to a plaster skim finish ready for decoration. Reinstating fire stopping where disturbed. Setting aside, reinstating and where applicable recommissioning interfering items. Generally minimise chasing and damage to existing fabric to where essential only.	Item			
12.03	Allow for all liaison with and attendance on utility companies as necessary.	Item			
<b>Carried to collection</b>					
<b>13.0</b>	<b>ELECTRICAL</b>				
13.01	The property is to have a complete rewire. Strip out existing complete including all circuits and lighting (external and bathroom light fittings retain) and dispose from site, noting the incoming electrical supply also serves 1st floor flat. Maintain 1st floor flat supply at all times, any minor outage to be completed only with 24hrs notice and limited to as short time as possible with no overnight / weekend outage. . <u>Design</u> , supply and fit new power and lighting in accordance with the performance specification, BS 7671:2018 and building regulations and commission as follows:	Item			
13.02	Power, provisional layout as per 'indicative power layout' drawing be agreed on site.	Item			
13.03	Supplies with separate switched spurs as necessary e.g. for boiler, extract fans, kitchen appliances including cooker.	Item			
13.04	Internal and external lighting re-wire all. Fittings and switching as follows. All lights to be fitted with 'warm light' (2700 - 3000k) LED lamps.	Item			

Item	Description	Unit/Qty	Rate	£	P
	<p>Kitchen: new 2 spot track light, switching as existing.</p> <p>Bathroom: re-lamp and clean existing, switching as existing.</p> <p>Entrance hall: new pendant in existing light location, switching as existing.</p> <p>Living room: 2 pendants plus two wall lights locations to be confirmed (allow for any location within room), Allow the PC sum of £30 per wall light fitting. Two switch plate by hallway door - 1 for pendants and 1 for wall lights.</p> <p>Outside: re-lamp and clean existing, switching/PIR as existing.</p>				
13.05	Consumer unit including MCB's, RCD protection and sized to provide a minimum of 20% spare ways. Location of consumer unit to move to a cupboard outside the main clothes cupboard.	Item			
13.06	Mains powered independent smoke and heat detectors/alarms with battery back-up. All alarms to be interlinked. Contractors design to comply with BS 5839-6: 2013 and Approved Document B volume 1, with a minimum requirement of heat detection in the kitchen, smoke detection in the hallway and Carbon Monoxide detection adjacent boiler.	Item			
13.07	One co-axial points in living room connected to existing aerial.	Item			
13.08	All Earth bonding as required to comply with current regulations.	Item			
13.09	All wiring and back boxes to be concealed / chased where voids are not available. Surface mounted trunking or conduit is not to be used.	Item			
<b>Carried to collection</b>					
<b>14.0</b>	<b>MECHANICAL</b>				
14.01	Design (including pipe, radiator and boiler sizing), supply and fit new to current regulations and in accordance with the performance specification as follows:	Note			
	<b>Heating:</b>				
14.02	Supply and fit new central heating system including but not restricted to condensing gas combination boiler, heated towel rail in bathroom and radiators with TRV's elsewhere, pipes, supports / brackets, insulation, pumps, valves, controls, accessories as necessary to leave a working commissioned system. Include CH filter to boiler manufacturers specification.	Item			
14.03	In conjunction with item 13.02 allow for boiler condensate to be insulated externally and run to existing gully outside kitchen. Make good surfaces. Assume boiler position as existing.	Item			
14.04	Extra/over to 13.03 to excavate and supply and fit new trapped gully adjacent boiler location to receive condensate, connected to existing below ground foul drainage. Make good surfaces. <b>Provisional Item</b>	Item			
14.05	Adapt/extend gas supply as necessary to new boiler.	Item			
	<b>Hot and Cold Water</b>				
14.06	Supply and fit new hot and cold supplies to/from boiler/mains and to all outlets as necessary including kitchen sink, washing machine, WC, basin, shower. Allow for thermostatic control (TMVs) to all hot water outlets and valves as necessary.	Item			
	<b>Ventilation</b>				
14.07	Renew bathroom fan with new 15l/s minimum extract fan with humidistat control and permanent trickle ventilation.	Item			
14.08	Renew kitchen fan with new 60l/s minimum extract fan with on/off counter level switch and permanent trickle ventilation.	Item			
14.09	Contractor to advise on feasibility / suitability of 'whole house ventilation or dehumidifier system'	Item			
14.10	Allow the provisional sum of £1000 to supply and fit 'whole house ventilation or dehumidifier system'	Item		<b>£1,000.00</b>	
	<b>Above Ground Drainage</b>				
14.11	Allow to supply and fit new, adapt and extend above ground drainage as necessary to all outlets including traps and wastes all to comply with building regulations. Includes kitchen sink, washing machine (leave plumbing for connection of appliance by others), WC, basin, shower. Contractors design portion.	Item			
	<b>Commission</b>				

Item	Description	Unit/Qty	Rate	£	P
14.12	Commission all mechanical installations to comply with Building regulations and relevant British Standards/WRAS Requirements. Pipework to be pressure tested and domestic water pipework to be chlorinated with all certification available at handover.	Item			
<b>Carried to collection</b>					
<b>15.0 WORK TO GROUNDS</b>					
15.01	Allow to carefully remove by hand tools defective concrete/screed over original stone path to front door entrance apron (allow 2m2), disposing all waste arising from site. Do not damage stone below. Stop and await further instructions before proceeding with items below or should removal of concrete/screed cause damage to stone path below.	Item			
15.02	Option A: Screed over stone thickness as per removed (minimum 20mm) 1 part NHL5 hydraulic lime to 3 parts well graded sharp sand. <b>Provisional Item.</b>	Item			
15.03	Option B: Carefully lift stones/cobbles, clean and set aside. Excavate sufficiently carting all spoil away from site to allow for 100mm well compacted hardcore, 50mm sand blinding and 50mm screed laid in two layers mix 1 part NHL5 hydraulic lime to 3 parts well graded sharp sand. Method statement to be issued and approved by CA prior to works commencing. <b>Provisional Item.</b>	Item			
15.04	Carry option A and B to collection noting provisional and one or both will be omitted.	Note			
<b>Carried to collection</b>					
<b>16.0 COMPLETION AND HANDOVER</b>					
16.01	Test and commission all newly installed mechanical and electrical systems and ensure compliance with the Vector Design performance specification. Clear site of all remaining tools, access, materials, rubbish/debris/spoil, skips, welfare, protection etc. Undertake a full builders clean inside and out including cleaning all glazing, surfaces, floor coverings. Reinstate any damage caused, including to hard surfacing. Undertake own snagging and ensure the installation is as far as practical defect free before offering to C.A. for snagging. Handover all documentation and guarantees as listed in the preliminaries including building control completion certificate. Give client / C.A. 1 weeks notice for handover meeting.	Item			
16.02	Low pressure wash down and stiff brush to clean all paths and hard standings. Ensure drainage is clear and free flowing.	Item			
16.03	Allow 1 hours user training/instruction of the installed systems generally, particularly the mechanical and electrical installation.	Item			
<b>Carried to collection</b>					
<b>17.0 GENERAL COMPLIANCE</b>					
17.01	Register with Construction Line obtaining Bronze membership. ( <a href="http://www.constructionline.co.uk">www.constructionline.co.uk</a> ). Contractors already a member should price this item as zero and insert membership number.	Item			
17.02	Compliance with Duty of Care record appendix 8.	Item			
<b>Carried to collection</b>					

Item	Description	Unit/Qty	Rate	£	P
	COLLECTION PAGE				
1.0	SCAFFOLD/ACCESS				
	EXTERNAL WORKS				
2.0	EXTERNAL WALLS / MASONRY				
3.0	CARPENTRY AND JOINERY				
4.0	DECORATIONS				
	INTERNAL WORKS				
5.0	STRIP OUT				
6.0	JOINERY				
7.0	FLOOR FINISHES				
8.0	KITCHEN				
9.0	BATHROOM AND SANITARY WARE				
10.0	INTERNAL DECORATION				
11.0	PLASTERING				
12.0	MECHANICAL AND ELECTRICAL WORKS				
13.0	ELECTRICAL				
14.0	MECHANICAL				
15.0	WORK TO GROUNDS				
16.0	COMPLETION AND HANDOVER				
17.0	GENERAL COMPLIANCE				
	TOTAL				