

PROJECT NAME

St Andrews House

PROJECT NO / FILE REF

SAH-AUK-ZZ-ZZ-SH-A-00006

REPORT NAME

SCHEDULE OF WORKS

REPORT DATE

21 May 2021

CREATOR

David Smith

OUTLINE SCHEDULE OF WORKS

REV P01 : 25/05/2021 (FIRST ISSUE)

REV P02 : 09/06/2021 (UPDATED TO INCLUDE ALL AREAS) – ISSUED DRAFT

REV P03 : 10/06/2021 (ISSUED FOR PLANNING)

REV P04 : 16/12/2021 (ISSUED FOR PLANNING)

To be read in conjunction with :

**SAH-AUK-ZZ-00-DR-A-07160-P01; SAH-AUK-ZZ-01-DR-A-07161-P01; SAH-AUK-ZZ-02-DR-A-07162-P01
SAH-AUK-ZZ-03-DR-A-07163-P01 ; SAH-AUK-ZZ-04-DR-A-07164-P01 ; SAH-AUK-ZZ-ZZ-DR-A-07170-P01
SAH-AUK-ZZ-ZZ-DR-A-07171-P01; SAH-AUK-ZZ-ZZ-DR-A-07180-P01 ; SAH-AUK-ZZ-ZZ-DR-A-07181-P01**

**SAH-AUK-ZZ-00-DR-A-07100-P01 ; SAH-AUK-ZZ-00-DR-A-07200-P01 ; SAH-AUK-ZZ-01-DR-A-07101-P01
SAH-AUK-ZZ-02-DR-A-07102-P01 ; SAH-AUK-ZZ-03-DR-A-07103-P01 ; SAH-AUK-ZZ-04-DR-A-07104-P01 ;
SAH-AUK-ZZ-RF-DR-A-07105-P01 ; SAH-AUK-ZZ-ZZ-DR-A-07110-P01 ; SAH-AUK-ZZ-ZZ-DR-A-07111-P01 ;
SAH-AUK-ZZ-ZZ-DR-A-07120-P01 ; SAH-AUK-ZZ-ZZ-DR-A-07121-P01**

This report summarised the proposed works to the following areas :

GROUND FLOOR

1. APARTMENT 4

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR

2. APARTMENTS 2,3 5 to 26

FOURTH FLOOR

3. PENTHOUSE MEETING SUITE

ROOF LEVEL

4. ROOF LEVEL PLANT ENCLOSURES (EXISTING)
5. ROOF LEVEL PLANT ENCLOSURES (NEW)

EXTERNAL WORK

6. WEST FAÇADE WORKS

GROUND FLOOR	
1.	APARTMENT 4
1.1 Demolition Works	
1.1.1 New Door Opening	<p>Carefully remove and set aside the existing window frame and preserve for future use. Neatly saw-cut concrete sill and remaining low-level brickwork to form new door reveal. Remove existing pre-cast concrete pipe bracket externally.</p> <p>Existing tarmac surface to be protected externally.</p> <p>Existing brick reveal to be finished neat and square, fairfaced, to match the original. Replace broken or missing bricks to match.</p> <p>All joints to be raked out and repointed to match the existing.</p>
1.1.2 Strip out	<p>In the relevant areas, all electrical, data, sanitary and plumbing fittings to be removed and all connections temporarily blanked and made safe.</p> <p>Existing identified modern doors, partitions, ceiling linings, fitted units and surface finishes, carpets to be stripped out. Floor build-up to be stripped back to original boards, or base layer ply substrate.</p>
1.1.2 Modified Floor	Existing floor boards and ply substates to be lifted and existing joists and floor structure revealed.
1.2 New Works	Form new Plant Room, Store Rooms
1.2.1 Modified Floor	As per the engineers design, instal new steel frame, support and composite decking; install new concrete slab to engineers design. Slab to be finished with an all purpose WP epoxy finish suitable for tanked floors.
1.2.2 Layout	<p>New partitions to be built to new layout and specification, including all pattresses, bracing and builder’s work for new and existing power, data, supplied and drainage.</p> <p>New Plant and New Store Room Partitions to be 1 hour fire rated.</p> <p>New partitions and new and existing doors to be decorated as specified.</p>
1.2.3 Fitout	Install new internal doors, fittings, cabinetry & joinery, surface fittings and finishes as specified. Fit all new appropriate sanitary, grab-rails, call systems, controls and equipment.
	New Power and Data point to the new IT/AV office. New lighting
	Install new racking to storage areas; new tanks, pump-set, pipework and controls to the new plant space formed.

GROUND FIRST FLOOR SECOND FLOOR THIRD FLOOR	
2	APARTMENTS 2,3,5 to 26
2.1 Demolition Works	
2.1.1 Strip-out	All electrical, data, modern sanitary and plumbing fittings to be removed and all connections temporarily blanked and made safe.
	Existing identified modern doors, WC IPS Panels, ceiling linings, fitted units and surface finishes, carpets to be stripped out. Floor build-up to be stripped back to original boards, or base layer ply substrate, as previous fitout.
	Retained space to be fully cleaned and vacuumed and missing floorboard gaps filled to leave a clean an even new substrate
	All openings and apertures to the external walls and floor void to be fully sealed for airtightness and vermin control.
2.2 New Works	New Décor
2.2.1 Fitout	Install new internal doors, fittings, cabinetry & joinery, surface fittings and finishes as specified. Fit all new appropriate sanitary, grab-rails, call systems, controls and equipment.

FOURTH FLOOR	
3	PENHOUSE MEETING SUITE
3.1 Demolition Works	
3.1.1 Strip-out	All electrical, data, sanitary and plumbing fittings to be removed and all connections temporarily blanked and made safe.
	Existing identified modern doors, partitions (including folding wall), ceiling linings, fitted units and surface finishes, carpets to be stripped out. Floor build-up to be stripped back to original boards, or base layer ply substrate.
	Retained space to be fully cleaned and vacuumed and missing floorboard gaps filled to leave a clean an even new substrate
	All openings and apertures to the external walls and floor void to be fully sealed for airtightness and vermin control.
3.1.2 New and Existing Openings	Existing North and South facing timber framed large format window and door units to be removed; structural openings to be cleaned up and new cavity trays and closers, EPDMs to be installed.
	On the north face of the Penthouse superstructure, form a neat saw-cut 500x600 opening at low level, to facilitate new ductwork penetrations; structural openings to be cleaned up and new cavity trays and closers, EPDMs to be installed.
3.2 New Works	New Decor
3.2.1 Fit-out	Install new secondary glazed units to identified existing windows. Opaque film to be applied to the single West facing window in the meeting table area.
	Form new TV wall with new access door and cable management.
	Install new cable trays, ductwork, FCUs and new M&E equipment at high and low level as identified.
	Install new internal doors, fittings, cabinetry & joinery, surface fittings and finishes as specified. Fit all new appropriate sanitary, grab-rails, call systems, controls and equipment.
	Existing Lift Car to be refurbished internally.

ROOF LEVEL	
4	EXISTING PLANT ENCLOSURES 1, 2, 3, 4
4.1 Demolition	
4.1.1 Strip out & Making good	Existing M&E equipment in each plant enclosures is stripped out; Redundant fixings removed and made good
	Remove external flues, cowls and existing timber fronts. Strip off roof finish and insulation and patch any openings; ply substrate retain, or replace as necessary.
4.1.2 Form new openings for pipework	In each enclosure, new 600x600 openings to be saw-cut into the existing topping atop each riser. (2 openings in each enclosure)
4.2 New Works	Upgrade Existing enclosures where necessary
4.2.1 Upgrade Enclosures 1 & 4	Prepare existing internal surfaces to receive new lining and insulated build-up Min 100mm rockwool insulation, and internal ply lining. Subject to final new M&E equipment fixings, allow for timber grounds and secure fixing points through to brickwork.
	Fit new front panels for low level refrigerant pipe penetrations; New timber door fronts; min 50mm solid timber.
	Enclosures to be redecorated externally to on a like for like basis. New Door Fronts to be painted white as existing.
4.2.2. New Equipment	New plant is installed. New Equipment, ductwork and pipework as part of the new M&E design.

ROOF LEVEL	
5	NEW PLANT ENCLOSURES
5.1 Demolition Works	
5.1.1 Preparation	Existing M&E equipment in each plant enclosures is stripped out; Redundant fixings removed and made good
	Remove external flues, cowls and existing timber fronts. Strip off roof finish and insulation and patch any openings; ply substrate retain, or replace as necessary.
	Existing Single ply membrane & insulation cut back; Existing asphalt topping and screed to falls cut back to a straight edge, and removed; Existing slab or level substrate to be left clean and level.
	Subject to the detailed Structural design method statement : pilot holes and necessary cores downwards to establish locations of rigid fixings into the brickwork below
5.2 New Works	Form new Plinth & Enclosures
5.2.1 Form new Base Structure	<i>New steel base-frame is installed, as per the s/engineer's design. New bearing pads to be formed at head of existing primary load bearing cross walls, such to seat support stubs on, that will directly support the load of the proposed enclosure without bearing on to original roof level joist work.</i>
	Superstructure steel frame stagers in place to receive new superstructure frame.
	The base-frame is fitted with a gridded floor.
5.2.2. New superstructure	
	New superstructure frame assembled. Enclosure superstructure to be clad : new sheeting rails, and louvre-panels to all four sides. Allow for blanking panels to the West internal face, and door entry. Simply metal coping around the top.
	New rubber-mount base plates for plant support structure in glav. Metal grid, as required by M&E and acoustic requirements.
5.2.3 New Plant	New plant equipment and attenuation is installed.
	Low-level interconnecting pipework at roof level to be contained and hidden in a matching pressed metal housing, running from the enclosure to the parapet, then running to each pair of existing plant enclosures.

EXTERNAL WORKS	
6	WEST FAÇADE, ALL LEVELS
6.1 Demolition	
6.1.1 Strip out	Existing identified terracotta air-bricks to be neatly saw-cut out of each structural opening. All revealed s/openings to be left square and neat.
	In the identified corresponding locations, neatly cut new (nominally) 210x210 s/openings to accommodate new air-bricks. To be sized vertically in accordance with brick courses. Existing brick reveal to be finished neat and square, fairfaced, to match the original. All joints to be raked out and repointed to match the existing.
6.1.2 Façade tidy up	Remove all redundant equipment, pipework, old fixings and make good to brickwork.
6.2 New Works	Install new Airbricks
6.2.1 New Airbricks	Install new linings, subframes and rear plate connections to new MVHR ductwork. Install new cast-iron air-brick units, and neatly point into place. To be decorated to match the existing.
6.2.2 Clean-down	Façade to be thoroughly cleaned down to remove all builder debris and dust, and left clean and free of loose material.