



UCL REFURBISHMENT @ IOE BEDFORD WAY – PHASE 2



PLANNING APPLICATION No. 2C – SCHEDULE OF WORKS

Prepared by



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1.0 INTRODUCTION

The purpose of this document is to assist all parties in understanding the Scope of Works and RIBA Stage 4 Contractor’s Proposals associated with the planning application for Zone B of Levels 1-4 plus associated external works within the Phase 2 Areas of the Work within the Institute of Education, 20 Bedford Way.

The location of the Works is defined by the Location and Site Plans as follows:

3147 – P3 – 2001	Location Plan
3147 – P3 – 2002	Site Plan

The Area of Works for Planning Application No.3 are defined by the ‘As Existing’ Plans for all floors of the building as follows:

3147 – P3 – 2101	Plan as Existing – Level 1
3147 – P3 – 2201	Plan as Existing – Level 2
3147 – P3 – 2301	Plan as Existing – Level 3
3147 – P3 – 2401	Plan as Existing – Level 4

The revised internal layouts within the Area of Works for Planning Application No. 3 are indicated on the ‘As Proposed’ Plans for all floors of the building as follows:

3147 – P3 – 2105	Plan as Proposed – Level 1
3147 – P3 – 2305	Plan as Proposed – Level 2 & 3
3147 – P3 – 2405	Plan as Proposed – Level 4

All works to be in accordance with Building Regulations, relevant British and International Standards and Codes, UCL project requirements for BREEAM and good building practice.

For details of all structural works associated with the proposed Phase 2 Works for Planning Application No. 3 – please refer to Tail Structures Heritage Structural Assessment Document.

For details of all building services and infrastructure upgrade works associated with the proposed Phase 2 Works for Planning Application No. 3 – please refer to Long and Partners Building Services Description of Systems.

The following sections detail the architectural scope of works associated with this proposed Phase 2 Works for Planning Application No. 3.

2.0 DEMOLITION AND STRIP OUT WORKS

2.1 PROPOSALS

This section should be read in conjunction with the following architectural drawings:

3147 – P3 – 2102	Demolition Plan – Level 1
3147 – P3 – 2302	Demolition Plan – Level 2 & 3
3147 – P3 – 2402	Demolition Plan – Level 4
3147 – P3 – 2303	Elevation – Level 3 Curtain Wall – Demolition
3147 – P3 – 2403	Elevation – Level 4 Curtain Wall – Demolition

Demolition and strip out proposals will be finalised on site to reflect that latest project requirements but, in principle, are as detailed below.

Additional strip out / builders work may be required in connection with the strip out and isolation of M&E services above the suspended ceilings and through existing / retained walls. Refer to Long and Partner proposals for final details.

NOTE: Ensure no strip out / demolition works are undertaken without the required Listed Building Consent from the Local Authority as it is an offence to carry out any works requiring Listed Building Consent without such consent being obtained. UCL to provide copy of Listed Building Consent formal approval to the Main Contractor prior to commencement of demolition works detailed below.

2.2 SCOPE OF WORKS

Demolition Contractor to provide all appropriate RAMS for the required demotion and strip out works. Demotion and strip out works are to include the following:

2.2.1 ENABLING WORKS

- The Area of the Works is to be cleared of all staff / student work, materials and supplies in advance of handover to the Main Contractor.
- The Area of the Works is to be cleared of all loose furniture, e.g., soft seating, tables, chairs, storage, etc. in advance of handover to the Main Contractor.
- Any items remaining in the area at time of handover are to be disposed of by Main Contractor.

2.2.2 ASBESTOS REMOVAL

- A Refurbishment and Demolition survey will be undertaken before any demolition work is carried out. This survey should locate and describe, as far as reasonably practicable, all ACMs in the Area of the Works and adjacent areas if additional access for building services connections is planned. The survey should be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.
- The Demolition Contractor should review the latest Asbestos R&D Survey Report and make sure they are aware of all potential locations for asbestos within the Area of the Works.
- Limited soft strip of items may be undertaken, and/or may be required, by the Demolition Contractor prior to the Asbestos Removal Specialists commencing works.
- HSE F10 Notification of Asbestos Removal is to be submitted prior to asbestos removal works and all works are to be undertaken by an approved Asbestos Removal Specialist in accordance with the agreed ACoP compliant plan.
- The Demolition Contractor should ensure that the required clean air testing and certification is in place prior to re-commencement of demotion and strip out works.

2.2.3 BUILDING SERVICES

- The Building Services Contractor should identify all live services and services routes within the Area of the Works and arrange isolations and terminations of all services that are to be stripped out / cut back / capped off prior to any demolition and strip out works being undertaken.
- The Building Services Contractor should identify any services and services routes within the Area of the Works that are to remain live throughout the works, i.e., if servicing floors above / below and/or required for life safety systems.
- The Building Services Contractor should confirm scope of works / provide strip out drawings identifying all building service elements that are to be stripped out within the Area of the Works. This should include, but not be limited to, the following:
 - All light fittings,
 - All power and data (in walls and in floor boxes),
 - Fire alarm systems (except where needed / modified to provide temporary construction site cover)

- All radiators (note: Building Services Contractor to advise extent of associated pipework strip out works).
- All supply and extract grilles and associated ductwork
- Any internal and external mechanical plant
- The Building Services Contractor should liaise with the Demolition Contractor and set out accurately on site all openings through existing concrete walls and slabs as detailed on the demolition drawings and in accordance with L&P strip out proposals and specifications. Structural Engineer is to approve any and all openings larger than 100mm diam. No openings are to be formed through structural members. Detailed method statement is to be provided for comment. Openings at high level, i.e., above ceiling, are indicated dashed on the drawings.

2.2.4 FLOORS

- Carefully remove existing carpet tiles throughout the Area of the Works.
- Carefully remove existing vinyl flooring from the Areas of Works including all associated threshold, transition trims and stair nosings.
- Carefully strip out existing rubber / carpeted matwells.
- Carefully remove existing heating trench grilles and associated casings where applicable.
- Carefully remove existing raised floor and stair construction at Level 3 accessible pass entrance.
- Demolitions / BWIC with new services – allow for penetrations through slabs, local removal of screeds and chasing in for containment routes to suite new security barriers.

2.2.5 WALLS AND DOORS

- Make safe / disconnect and remove all M&E services that are wall-mounted / within partitions that are to be removed, e.g., dado trunking, electrical outlets, light switches, data outlets, ventilation controls, etc. in accordance with L&P strip out proposals and specifications.
- Remove all wall-mounted notice boards, white boards, signage, etc.
- Remove existing glazed partitions, together with associated doorsets.
- Remove existing metal stud and plasterboard partitions, together with associated doorsets.
- Remove existing blockwork partitions, together with associated doorsets.
- Carefully remove all column boxings and wall linings.
- Subject to feasibility - Carefully remove existing plaster finishes to expose concrete columns / structure. N.B.: area to test ease and end quality to be undertaken.

2.2.6 CEILINGS

- Make safe / disconnect and remove all M&E services that are ceiling-mounted / within suspended ceiling grid / plasterboard margins that are to be removed, e.g., lights, PIR controls, fire / smoke detectors, speakers, etc. in accordance with L&P strip out proposals and specifications.
- Carefully remove suspended ceiling systems to expose soffits.
- Carefully remove existing rooflights over staircase. Removal and associated remedial works to be programmed to suit replacement.

2.2.7 FIXTURES AND FITTINGS

- Carefully remove existing reception desk and café survey. Make safe / disconnect and cap off all M&E services that are within the units, panelling, etc. that are to be removed, e.g., sink fridges, etc. in accordance with L&P strip out proposals and specifications.
- Carefully remove any shelves, cabinets, spur shelving brackets and other fixed furniture / storage.
- Carefully remove existing fire shutters where applicable.
- Carefully remove existing L3 to L4 platform lift and wall-mounted stair-climber lift at L3.

2.2.8 EXTERNAL WORKS

- Demolitions associated with the removal / adjustment of external paving / terraces / etc. is to be undertaken by the specialist external sub-contractor, see section 8.0 for details.
- Carefully remove existing main entrance doors, 'accessible' side door and full height curtain walling from front elevation at Level 3, (refer to architect's drawings for extent). Subject to approval and Main Contractor's programme (i.e., with regard to retaining security). See section 3.0 for full detail.
- Carefully remove external staircase from Level 3, up to and including internal foot bridge to level 4, inclusive of revolving door, etc.
- Carefully remove high level signage overhead level 3 external stair and signage/lighting to Bedford way columns.
- Carefully remove existing revolving doors, frames, and curtain walling system from rear elevation at Level 4, (refer to architect's drawings for extent. Subject to approval and Main Contractor's programme (i.e., with regard to retaining security). See section 3.0 for full detail.

3.0 CURTAIN WALLING, SECONDARY GLAZING, HIGH LEVEL WINDOWS & ROOFLIGHTS

3.1 PROPOSALS

The proposals covered by this section relate to the following elements of external façade modification works:

- A. The provision of new full height, bespoke glazing / curtain wall at Level 3 following the removal of existing, including the external staircase.
- B. Alterations to the existing accessible entrance to Level 3, including provision of new door and bespoke glazing to match existing.
- C. The provision of new curtain wall (with integrated drum and pass doors) at Level 4 following the removal of existing doors.
- D. Provision of openable windows at high level above the new pavilion roof at Level 3 to provide natural/cross ventilation.
- E. The provision of new openable rooflights in the Level 5 Slab over the atrium stairs to provide natural/cross ventilation.
- F. The provision of new obscure and opaque film internally and/or manifestations to BRAD Part M.
- G. The provision of new blinds on Level 4.
- H. The provision of new secondary glazing to Level 3 teaching area.

This section should be read in conjunction with the proposed plans and the following architectural drawings:

3147 – P3 – 2320	Elevation – Curtain Wall Level 3 – As Existing
3147 – P3 – 2321	Elevation – Curtain Wall Level 3 – As Proposed
3147 – P3 – 2420	Elevation – Curtain Wall Level 4 – As Existing
3147 – P3 – 2421	Elevation – Curtain Wall Level 4 – As Proposed
3147 – P3 – 2431	Rooflight – As Existing
3147 – P3 – 2432	Rooflight – As Proposed
3147 – P3 – 0105	Details – Secondary Glazing

3.2 SCOPE OF WORKS

- Curtain Walling contractors to design, supply and install new full height, bespoke glazing / curtain walling at Level 3, new high-level windows, new door and glazing at Level 3, new secondary glazing to existing within Level 3 teaching space, new curtain walling with drum and pass doors at Level 4 and new rooflights to replace existing. Blind Contractors to provide new blinds. Signage Contractor to provide all film applications. All contractors to submit appropriate RAMS for the required works. Provision of technical submissions for all proposed systems together with sample board for UCL approval before commencement of fabrication. Façade works are to include the following:

3.2.1 WORKS BY, AND IN COORDINATION WITH, OTHERS

- Asbestos removal will have been completed by Specialist Contractor prior to Contractors commencing on site. However, the Curtain Walling Contractors should ensure that the required clean air testing and certification is in place prior to commencement of any strip out works associated with the glazing systems which is to be undertaken by the Specialist.
- Existing blinds are to be removed by the Demolition Contractor.
- Any making good and decoration works internally are to be completed by the Decorations Contractor in advance of final fix items.

3.2.2 BUILDING SERVICES

- The Building Services Contractor should identify any services and services routes associated with the works and make safe.

3.2.3 NEW CURTAIN WALL

- Design, manufacture, supply and install new bespoke glazing / curtain walling system with integrated doors and windows (see 3.2.4) as indicated on proposed plans and elevations. Contractor to specify abutment to existing retaining curtain wall.
- New Curtain wall to integrate into new pavilion construction, including new roof and associated steel frame, (see section 4.0 and Structural Engineer design).

3.2.4 HIGH LEVEL WINDOWS

- Window Subcontractor to survey, design, manufacture and install new automated, top-hung high-level windows, colour and finish to match existing / proposed bespoke glazing / curtain wall.
- Installation to be undertaken following completion of new pavilion/ curtain walling structure, (see section 3.2.3, 4.0 and Structural Engineer design).

3.2.5 ROOFLIGHTS

- Window Subcontractor to survey, design, manufacture and install new automated rooflights, colour and finish to match existing.
- Installation to be undertaken following completion of works to existing roof to locally remove and rebuild roof structure, (to accommodate new) and refinish roof surfaces to suit.

3.2.6 INTERNAL WINDOW TREATMENTS

- Signage Contractor to remove any existing window film, as appropriate, clean, prepare and install new opaque film and/or manifestations as indicated.
- Blind Contractor to install new solar control blinds with manual operation to existing curtain walling on rear elevation at Level 4. Full details and sample to be provided for approval.

3.2.7 INTEGRATED PASS DOORS

- Design, manufacture, supply and install new integrated pass door set and side panel into existing curtain wall as indicated on proposed plan. Particular care should be taken with installation of all doors where fire certification is required, and also acoustics – i.e., drop seals should fully engage with floor.
- Supply and install, in accordance with manufacturers recommendation and required fire certification works, all new door ironmongery as indicated for each doorset on Door and Ironmongery Schedules.
- Provide technical submissions for all ironmongery elements proposed together with sample board for UCL approval and retention on site.
- Where indicated some doorsets will need to incorporate access control systems. Allow for cable ways in / behind framing to suit the magnet locking devices and coordinate works with security Contractor.

3.2.8 SECONDARY GLAZING

- Secondary Glazing Contractor to Survey, design, manufacture and install new vertical sliding sash secondary glazing modules, to match existing window module and colour / finish.
- Installation to be undertaken following completion of new perimeter low level boxings by Others.

3.2.9 LEVEL 4 - ENTRANCE DOORS

- Design, manufacture, supply and install new drum and pass doorsets as indicated on proposed plans and elevations. Particular care should be taken with installation of all doors where fire certification is required, and also acoustics – i.e., drop seals should fully engage with floor.
- New doorset installation to integrate into new curtain walling system / new steel frame / structures and new roof construction.
- Where indicated some doorsets will need to incorporate access control systems. Allow for cable ways in / behind framing to suit the magnet locking devices and coordinate works with security Contractor.

4.0 ENTRANCE PAVILION

4.1 PROPOSALS

The proposals covered by this section relate to the following elements of new construction works:

- A. The provision of new curtain walling system forming the Level 3 Pavilion with integrated, accessible pass door.
- B. The provision of new pavilion roof including insulation and waterproofing.
- C. The provision of new integrated drum doors.
- D. The provision of new manifestation to Pavilion.

This section should be read in conjunction with the proposed plans and the following architectural typical detail drawings:

3147 – P3 – 2329	Level 3 Pavilion – Plan – As Proposed
3147 – P3 – 2330	Level 3 Pavilion – East Elevation – As Proposed
3147 – P3 – 2331	Level 3 Pavilion – North Elevation – As Proposed
3147 – P3 – 2332	Level 3 Pavilion – Section S1 & S2 – As Proposed
3147 – P3 – 2333	Level 3 Pavilion – South Elevation – As Proposed
3147 – P3 – 2334	Level 3 Pavilion – Details D1 & D2 – As Proposed

4.2 SCOPE OF WORKS

New curtain walling and roof forming new Pavilion extension and new entrance doors. Contractors to submit appropriate RAMS for the required works. Provision of technical submissions for all proposed systems together with sample board for UCL approval before commencement of fabrication.

The Contractor will need to remove existing curtain wall to form opening for installation of Pavilion. Waterproofing will need to be dressed around these openings and infills accordingly and to agreed Sub-contractor / manufacturer details.

Entrance Pavilion works are to include the following:

4.2.1 WORKS BY, AND IN COORDINATION WITH, OTHERS

- External hard landscaping works – see section 8.0.
- Structural works – see TAK design information.
- Any making good to existing/retained structure, paving, etc.

4.2.2 BUILDING SERVICES

- The Building Services Contractor to identify all services and services routes required for the new Pavilion such as lighting, power, security installations, etc.

4.2.3 NEW PAVILION – CURTAIN WALLING

- Design, manufacture, supply and install new curtain walling system as indicated on proposed plans and elevations. Specialist supplier / sub-contractor to specify / detail abutment to new bespoke glazing / curtain wall and new steel structure / roof.
- New curtain walling installation to integrate into new bespoke glazing / curtain walling / window system and new steel frame / structures and roof construction (see 3.2).
- New integrated accessible pass doorsets will need to incorporate access control systems. Allow for cable ways in / behind framing to suit the magnet locking devices and coordinate works with security Contractor.

4.2.4 NEW PAVILION - ENTRANCE DOORS

- Design, manufacture, supply and install new drum and pass doorsets as indicated on proposed plans and elevations. Particular care should be taken with installation of all doors where fire certification is required, and also acoustics – i.e., drop seals should fully engage with floor.
- New doorset installation to integrate into new curtain walling system / new steel frame / structures and new roof construction.
- Where indicated some doorsets will need to incorporate access control systems. Allow for cable ways in / behind framing to suit the magnet locking devices and coordinate works with security Contractor.

4.2.5 NEW PAVILION – ROOF

- Design, manufacture, supply and install new pavilion roof as indicated on proposed plans and elevations.
- New complete roof construction to comprise of facias, insulation, waterproof finishes and be fully integrated with new bespoke glazing / curtain walling / window system / new steel frame & structures / new curtain walling and new doorsets.
- Roofing Contractor will be responsible for the design, installation and warranty of the complete roof waterproofing and insulation systems.

4.2.6 INTERNAL WINDOW TREATMENTS

- Signage Contractor to clean, prepare and install new opaque film and/or manifestations as indicated.

5.0 PARTITION & CEILING WORKS

5.1 PROPOSALS

The proposals covered by this section relate to the following elements of internal construction works:

- A. The construction of new metal stud and plasterboard partitions, inclusive of shaft-walls and wall lining systems with associated insulation in accordance with fire, acoustic and thermal requirements, together with timber skirtings where applicable.
- B. The installation of new solid doorsets throughout.
- C. The provision of suspended ceiling systems, inclusive of plasterboard soffits and acoustic rafts as indicated on RCPs.
- D. Decoration of all walls, ceilings, soffits as appropriate.

This section should be read in conjunction with the proposed plans and the following architectural drawings:

3147 – P3 – 2111	Reflected Ceiling Finishes – Level 1
3147 – P3 – 2311	Reflected Ceiling Finishes – Level 2 & 3
3147 – P3 – 2411	Reflected Ceiling Finishes – Level 4
3147 – P3 – 2335	Door Elevation – As Proposed

5.2 SCOPE OF WORKS

Partition and Ceiling Contractors to provide all appropriate RAMS for the required fit out works. Partition and ceiling works are to include the following:

5.2.1 WORKS BY, AND IN COORDINATION WITH, OTHERS

- Asbestos removal will have been completed by Specialist Contractor prior to Partition and Ceiling Contractors commencing on site. However, the Partition and Ceiling Contractors should ensure that the required clean air testing and certification is in place prior to commencement of any works associated with the perimeter glazing systems.
- New internal window cills and associated panelling are to be provided by the Joinery Contractor. Allowance may however need to be included for new insulation below windows.

5.2.2 BUILDING SERVICES

- The Building Services Contractor should identify any services and services routes that are to remain live throughout the works, i.e., if servicing floors below and/or required for life safety systems.
- The Building Services Consultant should identify all new services and containment routes and confirm extent of BWIC mechanical and electrical services.
- Partition and Ceiling Contractors to allow for full coordination with Building Services Contractors for integration of power, data, ductwork, etc.

5.2.3 SOLID PARTITIONS

- Construct new metal stud and plasterboard partitions, inclusive of plywood pattresses where required for fixings and insulation for acoustics in accordance with specifications.
- Construct new shaft wall risers / wall infills inclusive of plywood pattresses where required for fixings and insulation for acoustics in accordance with specifications.
- Form new door openings where indicated and to coordinated structural opening sizes.
- Allow for all builder works in connection with services, such as first fix conduits / cut outs for back boxes / openings for ductwork. All to be coordinated with Building Services Contractor and made good to maintain fire and acoustic ratings.
- All new partitions to be taped, filled and skimmed in preparation for decorations as detailed within specifications and similar to Phase 1.
- Supply and install new 100mm high timber skirtings. All fixings to be recessed and pelleted. Skirting be prepared for decorations as detailed within specifications and similar to Phase 1.

5.2.4 DOORS

- Design, manufacture, supply and install new internal door sets as indicated on proposed plans, door details drawings and Door Schedule. Particular care should be taken with installation of all doors where fire certification is required, and also acoustics – i.e., drop seals should fully engage with floor.
- Provide sample of proposed door finish laminate, together with lippings and frame.
- Supply and install, in accordance with manufacturers recommendation and required fire certification works, all new door ironmongery as indicated for each doorset on Door and Ironmongery Schedules.
- Provide technical submissions for all ironmongery elements proposed together with sample board for UCL approval and retention on site.
- Where indicated doorsets are to be undercut by 10mm for ventilation as part of manufactured leaf.
- Where indicated some doorsets will need to incorporate access control systems. Allow for cable ways in / behind framing to suit the magnet locking devices and coordinate works with security Contractor.

5.2.5 SOLID CEILINGS

- Design, manufacture, supply and install new plasterboard down-stand bulkheads and/or solid ceilings where required and as indicated on the Proposed Reflected Ceiling Plan. Tape, fill and skim and prepare ready for decorations as within specifications and on Finishes Schedule. Fully coordinate with lighting, smoke detection / sounders, emergency lighting and any other services in accordance with L&P design proposals. Fully coordinated ceiling plans to be prepared and agreed by all parties prior to installation and include for installation of access panels where required.

5.2.6 SUSPENDED ACOUSTIC CEILING SYSTEMS

- Design, manufacture, supply and install new acoustic integrated ceiling systems as indicated on the Proposed Reflected Ceiling Plans and to match similar systems installed in Phase 1. Coordinate with lighting, smoke detection / sounders, emergency lighting and any other services in accordance with L&P design proposals. Fully coordinated ceiling plans to be prepared and agreed by all parties prior to manufacture.
- Design, manufacture, supply and install new suspended acoustic rafts to as indicated on the Proposed Reflected Ceiling Plans and to match similar 40mm thick product installed in Phase 1. Fully coordinated ceiling plans to be prepared and agreed by all parties prior to manufacture.

5.2.7 DECORATIONS

- Decorations Contractor to satisfy themselves on condition of substrate prior to decoration works and undertake all preparation works to new plasterboard partitions/soffits and existing plastered walls/soffits as appropriate. Complete full decorations works, to suit construction programme.
- Decorations Contractor to satisfy themselves on condition of substrate prior to decoration works and undertake all preparation works to new skirtings and/or other timber surfaces, as appropriate. Complete full decorations works, to suit construction programme.
- Decorations Contractor to satisfy themselves on condition of substrate prior to decoration works and undertake all preparation works to new pipework, balustrading and/or other metal surfaces, as appropriate. Complete full decorations works, to suit construction programme.

6.0 FLOORING WORKS

6.1 PROPOSALS

The proposals covered by this section relate to the new floor finishes and skirtings in the Area of the Works.

This section should be read in conjunction with the proposed plans and the following architectural typical detail drawings:

3147 – P3 – 2113	Floor Finishes – Level 1
3147 – P3 – 2313	Floor Finishes – Level 2 & 3
3147 – P3 – 2413	Floor Finishes – Level 4

6.2 SCOPE OF WORKS

Flooring Contractors to provide all appropriate RAMS for the required flooring works. Flooring works are to include the following:

6.2.1 WORKS BY OTHERS

- Existing flooring materials (carpet and vinyl) and underlays are to be removed by the Demolition Contractor.
- Asbestos removal will have been completed by Specialist Contractor prior to Flooring Contractor commencing on site. However, the Flooring Contractor should ensure that the required clean air testing and certification is in place prior to commencement of any additional strip out works required.

6.2.2 FLOOR FINISHES

- New floor finishes are to be supplied and installed throughout as detailed on the Proposed Floor Finish Plans and Finishes Schedule.
Provide technical submission with samples of all finishes.
- Allow for matching 100mm high coved vinyl skirtings where indicated.
- Allow for timber skirtings where required / indicated.
- Allow for 100mm ceramic tile skirtings to toilet areas where indicated.
- Allow for stainless steel trims between carpet and vinyl/other floor finishes as detail.
- Allow for brass stair nosing where required to match Phase 1.
- Allow for cleaning / making good to existing quarry tiles on stair and at Level 4.

7.0 FIXED FURNITURE & LIFTING PLAFORMS

7.1 PROPOSALS

The proposals covered by this section relate to the following elements:

- A. Provision of new reception desks and security barriers at Levels 3 and 4.
- B. The provision of a new platform lifts.
- C. Provision of new café servery and associated joinery at Level 3.
- D. Provision of Level 4 study bench and dividing screens/joinery.
- E. Provision of new edge protection to Level 4

This section should be read in conjunction with the proposed plans and the following architectural typical detail drawings:

3147 – P3 – 2322	Level 3 – Security Barrier
3147 – P3 – 2323	Level 3 – Front Desk
3147 – P3 – 2325	Level 3 – Café Servery
3147 – P3 – 2326	Lift L.01
3147 – P3 – 2423	Level 4 – Security Barrier
3147 – P3 – 2424	Level 4 – Front Desk
3147 – P3 – 2426	Lift L.02
3147 – P3 – 2427	Level 4 – Bench

7.2 SCOPE OF WORKS

Subcontractors are to provide all appropriate RAMS for the required toilet construction and fit out works. Provision of technical submissions for all proposed systems together with sample board for UCL approval before commencement of fabrication. Works are to include the following:

7.2.1 WORKS BY OTHERS

- New platform lifts/lifting systems to be installed by specialist.
- New turnstile installed by specialist. Contractors should allow to coordinate with other sub-contractors whose works will impact the works to the entrance area/ reception/ pavilion area.
- All mechanical, electrical, and public health plumbing works to be undertaken by Building Services Contractor.
- Any making good and decoration works internally are to be completed by the Decorations Contractor in advance of final fix items.

7.2.2 PURPOSE MADE JOINERY

- Joinery Contractor will be responsible to manufacture, supply and install new reception desk/ café servery/ working bench and all part height safety screens. Contractor to provide details of all fixings and samples of all materials for approval prior to manufacture.
- Where indicated some joinery will need to incorporate M&E services. Allow for drains/cable ways in behind framing/ back panel to suit.

7.2.3 LIFTS

- Manufacturer to design, manufacture, supply and install new Platform lift/ lift as indicated on proposed plans.
- Proposed lift will need to incorporate electrical services. Allow for cables ways in.
- Design, in accordance with Building Regulations, manufacture and installation of new lift systems.
- Removal of existing stair as indicated on structural engineer details.

7.2.4 SECURITY BARRIER

- Manufacturer is to design, manufacture, supply and install new turnstile as indicated on proposed plans. Security barrier will need to incorporate electrical services, allow for cable ways in.

7.2.4 LEVEL 4 EDGE PROTECTION

- Specialist manufacturer to design, manufacture, supply and install new balustrade internally in front of glazing, as indicated on proposed plans. Design and finish to match typical, existing balustrades within IoE.
- Design, in accordance with Building Regulations.

8.0 EXTERNAL WORKS

8.1 PROPOSALS

The proposals covered by this section relate to the following elements of external construction works:

- A. Completion of all external works associated with installation of new curtain walling, pavilion, pass doorsets and removal of existing access stair.
- B. The installation of new/re-lay of existing paving to make good following all proposed works at levels 3 & 4.

This section should be read in conjunction with the proposed plans and the following architectural typical detail drawings:

3147 – P3 – 2319 Proposed External works – Level 3 & 4

8.2 SCOPE OF WORKS

- External Works Contractors to provide all appropriate RAMS for the required flooring works. Provision of technical submissions for all proposed systems together with sample board for UCL approval before commencement of fabrication. Scope of external works are to be included as follow:

8.2.1 WORKS BY OTHERS

- The External Works Contractors should allow to coordinate with other sub-contractors that will require access to the external terraces and / or whose works will impact the External Works packages.

8.2.2 BUILDING SERVICES

- The Building Services Contractor to identify any services and services routes within the Area of the Works that are to remain live throughout the works, e.g., if external lighting is to be maintained throughout the works for illumination of contractor's fire escape route.
- The Building Services Consultant to identify all new services and containment routes and confirm extent of BWIC mechanical and electrical services.

8.2.3 EXTERNAL PAVING AND TERRACES

- Carefully remove existing pavers / ground / foundations / etc. at level 3 to suit extent of new pavilion, curtail walling, slot drains and all proposed works associated.
- Carefully remove existing ramp / pavers / ground / foundations / kerbs / balustrade & handrails / etc. at level 3 to suit new proposal for level access door.
- Carefully remove / adjust existing tiles / ground / foundations / etc. at level 4 to suit new entrance doors, curtain walling and all proposed works associated.
- Reclamation of existing concrete paving slabs from Level 3 front elevation for reuse will be undertaken by the Main Contractor, unless advised to the contrary.
- Reclamation of existing tiles / slabs from level 4 rear entrance for reuse will be undertaken by the Main Contractor, unless advised to the contrary.
- Re-installation of salvages slabs, when appropriate.
- Adjustment / relaying of reclaimed / salvaged slabs to external paving along front entrance at level 3 around new pavilion (including new slot drain), new level, accessible door as well around / following removal of external stairs, ramps and any areas removed / adjusted to enable installations of new curtain walling. Extent of area requiring works to enable laying of pavers to falls away from new pavilion edge.
- Adjustment / relaying of reclaimed / salvaged tiles / slabs to external terrace at rear entrance at level 4 around new drum door. Extent of area requiring works to enable laying of pavers to falls away from entrance and to achieve / match decorative design of existing.
- Installation of new below-ground rain / surface water drainage systems including new ACO drain around new pavilion and any gullies (as required). System to be fully integrated into existing drainage and be carefully coordinated to work with all falls in new and existing paving.