

Schedule of works Avondale mental healthcare centre L35 7LS

ERECTION OF 1NO. FLAT ROOF OUTBUILDING WITH AN EXTERNAL ACCESS RAMP IN EXISTING CARE HOME GARDEN AREA FOR USE AS ADDITIONAL MEETING SPACE FOR STAFF / RESIDENTS.

Location: **Avondale Nursing Home 11 Sandstone Drive Whiston Knowsley L35 7LS**

The following document will set out project phases,

- 1.0 Site access and security – Access to the site will be via existing garden gates adjacent to area of construction. Gates are secure with existing approved lock. Contractors will be required to sign in and out of site at reception and will be escorted with staff member to open gates. On signing out staff will escort contractor to gates and secure area with existing lock. Temporary fencing will be placed in situ around the whole area of construction. Contractor will submit method statement and risk assessment. Facilities manager at Avondale will produce risk assessment to ensure site safety. Barriers will also be placed in situ in order to isolate the site with access only to agreed persons.
- 2.0 There is no requirement with the project regarding site clearance or demolition.
- 3.0 Substructure/foundations- Excavation to area removing earth in order to create concrete footing. All excavated earth/soil will be utilised in other areas of the garden.
- 4.0 Superstructure/ walls = Construction of superstructure with common brick (matching existing brickwork) cavity walls and necessary timber to accommodate flat roofing system.
- 5.0 Roof construction= To install single storey three layered felted flat roofing system.
- 6.0 First fix and services = All services internal external drainage and plumbing (DDA compliant toilet and sink , all required handrail together with internal welfare facilities) and electrical
- 7.0 Interior finishes and second fix = Plastering and second fix fixtures and fittings to be installed.
- 8.0 External works = Construct concrete finish compliant disabled access ramp to patio doors.
- 9.0 Landscaping = to reinstate any compromised external environment e.g) Turf / flagging. To utilise all residual excavated turf soil to raised flower /vegetable beds.

Access to site and working hours will be permitted from 09.00 – 16.00hrs mon to friday

Duration of works is estimated to be completed in 15 weeks incorporating a three week contingency built in to accommodate any bad weather delays in supply chain