

	DESCRIPTION	QTY/ AREA	UNIT	NOTES
	PARK HALL - SCHEDULE OF WORKS ENABLING WORKS TENDER SUBMISSION ALLOWANCES			
1.00	GENERAL			
1.01	The following Schedule of Works is to be read in conjunction with the main contract specification and all specific product data sheets provided within Appendix A. The Contractor should allow for including the whole of the works, in accordance with best building practices and to the full satisfaction of the Contract Administrator (CA), where specifically described in the scope or not.		Item	
1.02	The Contractor should familiarise themselves with all of the items that are listed as the Contractor's Design Portion , for the avoidance of doubt, the works/ items have been listed in Section 2 of this Schedule. The Contractor needs to provide competent and thorough proposals to the each item for review and approval of the CA/ LA.		Item	
1.03	The Contractor shall enter a lump sum price against each of the items within the scope. Such sum shall include for all Builders Works In Connection (BWIC) with the works including but not limited to; cutting away, making good, joining new to existing and other labours, plugging, preparation of surfaces and supplying and fixing of all sundry items.		Item	
1.04	Quantities or approximate quantities have been provided against some items of work throughout the schedule of works. These are only intended as a guide to the tenderer when pricing the particular items. Such quantities will not form part of the contract and will only be adjusted where the item is marked provisional or the quantity noted as a provisional quantity .		Item	
1.05	Before tendering, the Contractor is to assess the specification thoroughly, visit site and ascertain all local site conditions and restrictions, access to site and the supply and conditions affecting labour to execute the works of the contract, to ensure a full understanding of the works required. No claims arising from failure to do so will be considered.		Item	
1.06	The package of works relates to repairs to a Grade II listed church, including an existing traditional slate pitched roof, modern retrofitted internal residential apartments and the wider landscape and grounds. All works will be undertaken in accordance with the current Building Regulations. The Contractor is to include for all liaison and including all site inspections with David Roughley the approved inspector from Assent Building Control, contact tel: 07597395830.		Item	
1.07	All sections and information are to be regarded as one package of works. The preliminaries, materials and workmanship schedule and schedule of works are to be regarded as a package of works and not as individual documents. Any works not specifically included, but implied by the nature of the work are deemed to be included.		Item	

1.08	The tendered should immediately bring to the attention of the CA any discrepancies within the tender documentation. The tendered will be made aware that the works are to be administered under a JCT 2016 Intermediate Contract with Contractor's Design.	Item	
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1.09	All provisional sums and contingencies are to be expended in whole or part at the discretion of the CA. No such expenditure will be expected unless approved and directly instructed by the CA and therefore the Contractor should allow for notification to the CA to allow inspection of any defective work uncovered.	Item
1.10	The Contractor shall employ only competent, qualified tradesmen and the whole of the work shall be undertaken and completed in accordance with 'best practice'.	Item
2.00	SITE MANAGEMENT/ SITE RULES	
2.01	The Contractor shall allow for providing a full time site foreman with a working mobile telephone during the course of the works.	Item
2.02	The areas of work must remain tidy and clean at all times throughout the duration of the works in accordance with good working practice. All rubbish and debris must be removed from site as it occurs.	Item
2.03	The Contractor's plant, accommodation, materials, etc, are to be located in an agreed location and confirmed with the CA on site.	Item
2.04	It will be the Contractor's responsibility to obtain a licence for any skips to be deposited upon a public highway and to conform to all conditions. Note: all skips are to be lockable or to be removed at the end of each working day.	Item
2.05	The Contractor is to ensure that materials/ debris do not obstruct or restrict the operation or requirements of the building or compromise fire escape routes. The Contractor is to allow for maintaining all areas affected by the proposed works free from dirt, dust, debris, etc. Where protection measures are considered inadequate the Contractor will at his own expense provide additional protection as provided by the CA. All entrance doors, fire exits, etc. are to be kept clear of obstructions at all times.	Item
2.06	Smoking is not permitted anywhere within the boundary of the site.	Item
3.00	SITE SET UP/ ACCESS/ SECURITY	
3.01	The Contractor will be responsible for site security of all plant, equipment and materials within the site compound and should take all reasonable steps and actions necessary to safeguard and prevent theft.	Item
3.02	The Contractor is to include for the provision of warning barriers around the works during the contract inclusive of warning notices and safety tape bollards, hoarding, etc.	Item
3.03	The Contractor to allow for a trained and competent banksman to deal with all vehicle movements on site. A first aider will also be present on site at all times, this can be the foreman or another suitably competent person.	Item

3.04	The Contractor shall allow for gaining all necessary Licences in respect of scaffolding, storing skips, gaining access etc., for the works and shall provide the Contract Administrator with copies of the relevant approvals prior to commencement of the works. This includes the submission of any required applications to the Local Authority/ Highways Agency.	Item	
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3.05	The Contractor shall allow for ensuring safe and adequate escape from the building, via the fire escape routes, at all times throughout the works.	Item	
3.06	The Contractor is to include for supplying plant and other equipment necessary to facilitate access for the complete and proper execution of the works. To include all access scaffolding, access towers, mechanical hoists etc.	Item	
3.07	The Contractor is to allow for welfare facilities during the course of the works and is not at any point use the welfare facilities on site. The welfare facilities are to be located in safe and reasonable location, not to disrupt the progress of works.	Item	
4.00	WORKING TIMES AND RESTRICTIONS		
4.01	Working hours will be between 7.00am - 7.30pm Monday to Friday or longer with agreement.	Item	
4.02	The Contractor is to ensure that works are adequately resourced and programmed to ensure that they are completed within the specified time period and programme. Contractor to allow for all necessary overtime to achieve practical completion by the specified date.	Item	
4.03	The Contractor will be required to be on site to accept any and all deliveries.	Item	
5.00	PROTECTION		
5.01	The Contractor will be responsible for undertaking a dilapidations survey of the full site, including access roads, car parking areas surrounding the site prior to undertaking the works. This is for the Contractors protection against any claims being brought against the Contractor that arise after the works complete to protect the Contractor's liability. An electronic copy of the survey is to be submitted to the CA prior to the Contractors site possession.	Item	
5.02	The Contractor will allow for protecting, taking off, temporarily supporting and fixing upon completion of the works, any cables or services running adjacent to areas of work.	Item	
5.03	The Contractor is to allow for protection to all surfaces, finishes and equipment at all times throughout the works.	Item	
5.04	The Contractor shall make good any areas damaged during the works at no cost to the Employer, to the satisfaction of the CA.	Item	
5.05	All materials stored on site must be adequately protected from the elements during the course of the works. The Contractor must not leave any materials or exposed works unprotected overnight. Positions for site storage will be agreed with the CA prior to works commencing.	Item	
5.06	The Contractor is to ensure that the external areas affected by dirt and site traffic are cleaned down on a daily basis.	Item	
6.00	MAKING GOOD		

6.01

All descriptions are to include for making good to all disturbed surfaces, adjacent areas and other surfaces that become disturbed, whether specific references are made or not. Making good to disturbed surfaces are to match existing surfaces and composition.

Item

7.00	WORKMANSHIP AND MATERIALS		
7.01	All workmanship and materials are to be no lesser standard than those laid down in the current British Standards, Specification and Codes of Practice where they exist in full and in accordance with the current Building Regulations and the requirements of all statutory undertakers and authorities, best building practice and all other relevant Local Authority by-laws and regulations.	Item	
7.02	Samples - The Contractor shall provide sample plates of all paint colours and any other material products/ finishes for approval as may reasonably required by the Contract Administrator, prior to the any expenditure of any monies. Note: Including mortar samples for repointing and stone repairs, slates and ridge tiles.	Item	
7.03	Asbestos is known to be within materials in the building and an Asbestos R&D Report has been provided by the Client. The Contractor will be required to take all appropriate precautions and confirm all regulatory compliance in relation to the control of asbestos and ensure in their tender return includes for a Refurbishment & Demolition survey to be undertaken prior to works being carried out.	Item	
8.00	SITE CLEARANCE		
8.01	The Contractor is to ensure that the site is cleared on a regular basis as the work proceeds.	Item	
9.00	HEALTH, SAFETY AND WELFARE		
	CDM Regulations 2015		
9.01	The Contractor is reminded of the Construction Design and Management Regulations 2015 and the need to comply with all conditions therein.	Item	
9.02	The Contractor is to allow for acting as 'Principal Contractor' as defined by the CDM Regulations 2015 and must included for all specific requirements detailed in the preliminary section of the specification documents.	Item	
9.03	The Contractor is to allow to provide a detailed Construction Phase Health and Safety Plan, keep all necessary site registers and other H&S information on site throughout the course of the works, and provide the CA a copy of the CPP 2 weeks prior to starting the works on site.	Item	
9.04	The Contractor is to prepare and provide specific method statements and risk assessments in connection with the below works to the Contract Administrator prior to commencement of works on site.	Item	
9.05	The Principle Contractor will provide the Contract Administrator with a detailed operation and maintenance manual for the works upon completion.	Item	

9.06	It is to be noted that Practical Completion will not be given until the 'Principal Designer' has confirmed receipt of a satisfactory completed Health & Safety file from the 'Principal Contractor' in the standard Eddisons format.	Item	
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	Personal Protective Equipment		
9.08	The site foreman and CA will enforce the requirement to wear the correct PPE equipment on site at all times, anyone found not to be wearing the correct PPE at anytime will be removed from site immediately and will not be permitted to return. There will be no exceptions to this rule.	Item	
9.09	All operatives will be equipped with the specific PPE to the following standards: 1. High visibility upper body clothing with reflective tape which complies with BS EN 471: 2003 class 2; 2. High visibility upper body clothing with reflective tape which complies with BS EN 471: 2003 class 1; 3. A safety helmet which complies with BS EN 397: 1995; 4. Safety footwear which complies with BS EN ISO 20345: 2004, that provides ankle support, includes mid-sole protection and has a protective toe cap.	Item	
	GENERAL HEALTH AND SAFETY		
9.10	Prior to commencing works the Contractor will provide all adequate protection to existing rooflights internally and externally, including man safety nets to be installed.	Item	
9.11	The Contractor is to make all due allowances to comply with the building's house rules including arranging permits to work, noisy working hours, use permitted access routes during business hours, and access pass requirements.	Item	
9.12	The Contractor will not be allowed the use of existing welfare facilities within the building and must allow for these within the preliminaries section.	Item	
9.13	The Contractor is not to store any materials, tools or equipment on site without prior approval from the Contract Administrator. Should this be required, all materials, tools and equipment must be kept in a secure location with any flammable material stored within a secure fireproof box.	Item	
10.00	ACCESS EQUIPMENT AND PLANT		
10.01	Provide all plant including access equipment, hoists, trestles, towers, etc. tools and vehicles for the Contractor's own and Sub-Contractors use and for the carrying out works as set out in the specification.	Item	
10.02	The Contractor shall be responsible for and shall allow for the unloading, placing in and removal from store and hoisting of all materials plant during the course of the works.	Item	
10.03	Claims for standing time due to the inspection of the works will not be entertained. Where the Contractor requires inspection of the works, they shall provide a minimum of three days notice to the CA.	Item	
10.04	All surfaces are to be suitably protected to prevent damage to existing finishes as a result of any aspect of the works.	Item	
10.05	Where protection measures are considered inadequate the Contractor will at his own expense provide additional protection as provided by the CA. All entrance doors, fire exits, etc. are to be kept clear of obstructions at all times.	Item	

10.06	The Contractor will be required to fully clean operational areas (if accessed as part of the contract) at the end of each working period to enable it to be fully operational on the following morning.	Item
11.07	Following each works period the Contractor is to allow for the removal of access platforms from public areas and for securing within the Contractor's site accommodation.	Item
11.00	SCAFFOLDING All working at height and on the roof shall be carried out in accordance with HSG33 and Working at Height Regulations 2005. Scaffolding Contractors are to be NASC registered.	Item
11.01	If required, all scaffolding supplied and erected by the Contractor must comply with current HSE guidelines and is erected in line with recognised technical guidelines.	Item
11.02	Any damage caused as a result of access equipment shall be rectified to the CA's satisfaction and the Contractor's own expense.	Item
11.03	The Contractor is to price here for providing, erecting maintaining and removing on completion any scaffolding system as required to enable the carry out and inspection of all specified and provisional work, including work by Contractors, sub Contractors and any other persons employed on or administering the works. All access systems are to comply with BSEN 12 63 Part 1 & 2 or other safe access method as determined suitable by the Contractor to allow for the full and proper execution of the works. Attention is drawn to the following which are to be allowed for and included for within the price: - It is also essential that the number of scaffolding standards are kept to a minimum and are positioned such that no doors and windows are obstructed in any way. - Protection of all substrates and materials upon which the scaffolding standards and loading points bare on to with use of sole / floor plates. - Protection of all existing public and private routes. - Physical protection from any falling debris or run-off of liquids over doorways and entrances and along the length of scaffold. - Scaffold shall be enclosed and have securely fixed fans as appropriate to protect persons and property from falling debris. - Where mobile access equipment is to be used, labour in the form of a Banksman is to be provided below at all times. - Access equipment must not hinder access or egress from the building. - Standing scaffolding shall be left in position until no longer required. The Contract Administrator shall be given notice in writing of not less than one week of the removal of any scaffold. - The Contractor will be required to make good any damage caused by the erection and dismantling of the scaffolding. Ensure that all rooflights are fully protected prior to the erection or dismantling of scaffolding. - All scaffolding is to be enclosed, boarded and locked at ground level. Access points to the scaffolding are to be located in the rear compound. - Where long public/ private protected routes are incorporated into the scaffold design, the Contractor is to allow for adequate temporary lighting and signage.	Item

•	Permatex scaffold alarms are to be provided to all scaffold elevations to provide out of hours protection, and remotely connected to the FM help desk. Scaffold alarms are to be provided and installed immediately upon erection of the first scaffold lift, i.e. once the scaffold structure presents an access route to the buildings above ground level.		
•	The Contractor will be required to provide all sketches drawings and calculations for the proposed scaffold designs to the Contract Administrator for approval prior to installation.		
•	The Contractor is to provide full certification documentation upon completion of installation.		
11.04	The Contractor is reminded of their statutory duty of care to scaffold users, and other persons who may foreseeable be affected by the scaffolding during its erection, use or dismantling.	Item	
12.00	FIRE AND EVACUATION		
12.01	Fire exits are to remain unobstructed during the works to allow for safe egress by all operatives from ALL positions. As the site is unoccupied the Contractor will be responsible for devising their own fire safety plan for the duration of the works.	Item	
13.00	PARKING		
13.01	There will be no car park spaces available on site. Contractor is to review pre-construction information for parking details.	Item	
14.00	LIMITATIONS		
14.01	The Contractor will be required to comply fully with any specific limitations on the working sequence determined by the CA. It is suggested that the Contractors discuss the requirements with the CA as part of the Tendering process.	Item	
14.02	All Contractors and sub-Contractors will be required to supply a list of all on site working personnel daily to the principle Contractor daily for security purposes. All Contractors will be expected to liaise with the on site management team of the principle Contractor for access, deliveries etc. and the Contractor should make allowances for this in their tender.	Item	
14.03	The works must be undertaken so far as reasonably possible to cause as little as disturbance and inconvenience as possible to the existing tenant of the property and surrounding buildings.	Item	
14.04	The Contractor is to ensure that there is a comprehensive first aid kit kept on site at all times, as well as an accident log book, together with portable fire extinguishers appropriate to the fire risks, which are to be kept adjacent to the work areas.	Item	
15.00	SITE INSPECTION		
15.01	The Contractor is to visit site during the tender period and fully acquaint themselves with all aspects of the work, whether explicitly referred to in the specification or not. The Contractor must also satisfy themselves to the facilities for access and storage of materials, plant etc., and other site conditions. No claims will be entertained as a result of this failure to do so.	Item	

16.00	CLIENT'S BRIEF		
16.01	The Contractor is to familiarise themselves with the all of the appendices in the tender pack as, all works if not specifically described in this schedule and are implied by the Architect's drawing pack, are to be considered and costs included within this specification and the Contractor is to provide the design and details for. All works as per the drawings and to be completed in full to the compliance of the Building Regulations, the Planning Conditions and the requirements to provide a wind and watertight church facade with five modern retrofitted apartments to a desirable standard in the current Hey Church Road market. THE WORKS	Item	
17.00	SITE PREPARATION AND DEMOLITION		
17.01	The contractor is to familiarise themselves with the brief and the requirements of the project, including but not limited to, tidying of site and site waste/ litter, excavation of external ground works, excavation of internal ground works, provisional replacement of kitchens and bathrooms, reconfiguration works to Unit 4, relocation of internal stud walls and finishes etc, removal and tidying of existing redundant site materials etc and waste as a consequence of works listed in this schedule and allow for the time, labour and appropriate waste facilities in this item. SUB-TOTAL WORKS COST	PS	
18.00	EXTERNAL WORKS		
18.01	All works should be taken in accordance with:	Note	
18.02	English Heritage (2012) Stone, Practical Building Conservation, Farnham: Ashgate Publishing Ltd Historic England's 'Repointing Brick and Stone Walls Henry, A (ed) (2006) Stone Conservation: Principles and Practice, Shaftesbury: Donhead Publishing Ltd.	Note	
19.00	LANDSCAPE		
19.01	Boundary Wall - Listed Building Consent	Note	
19.02	Allow to repoint the stone boundary wall where required using a Limelite Natural Hydraulic Lime NHL 3.5, 1:2 sharp sand mix, clean and well graded. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.	Item	
19.03	Contractor is to allow supply and install new cast iron boundary fence to match existing to boundary stone wall to Huyton Hey Road as per Architect's drawings. Contractor to provide method statement and confirm sample approval with CA for liaison with LA to discharge planning condition.	Item	
19.04	Contractor to allow to supply and install new 1200mm privet hedging as per Architect's Proposed Site Plan to enclose the boundary and form security between the stone walls on Huyton Church Road and enclose the TPO. A method statement should be provided to the CA for approval for liaison with LA to ensure a duty of care around TPO.	Item	

19.05	Contractor to allow to prepare cast iron gates to Huyton Hey Road with rust inhibitor and decorate with Delux Weathershield Black or similarly approved. Method statement to be provided to CA for approval prior to works.	Item	
19.06	Bin Store - Contractor's Design Portion		
19.07	Contractor is to allow for the design, supply and install of Euro Bin Store as per Architect's drawings and provide three bin locations to meet Approved Document H. Proposals to be provided to the CA for approval/ liaison with LA.	Item	
19.08	Cycle Store		
19.09	The Contractor is to allow for the design and construction of the roof to the cycle store, to match the existing lean to timber profile roof. The purpose of the covering is to create a watertight space for the cycle store underneath which is to have external lighting and provide a space for residence to lock their bike securely. The roof is to have a timber lean to roof structure with a slate covering and to drain adequately. The design should be in accordance with BS EN 1991-1-1, BS EN 1991-1-3 and BS EN 1991-1-4 to carry the dead load of the slate covering.	Item	
19.10	Allow to rebuild the existing brick masonry walls in accordance with BS EN 1996-1 and the Contractor's Design. Bricks should be freeze/thaw resistance and active soluble salt content in accordance with BS EN 771-1. Walls should be constructed in accordance with designs and to enable wall plate and subsequent roof structure.	Item	
19.11	The structural timbers should be in accordance with BS EN 1912, or the timber species and strength class identified. The timber used throughout shall be durable or treated in accordance with Chapter 3.3 'Timber Preservation (natural solid timber)'. Fixing using wall plates and wall straps should be in accordance with the design. The underlay should be in accordance with is securely fixed, lapped and draped as required to meet BS EN 13707. Ensure all battens and counter battens are in accordance with in accordance with BS 5534 and treated.	Item	

19.12	Ensure all natural slate tiled coverings are in accordance with BS EN 12326 and a sample should be provided and in agreement with CA before commencement of any works. Slates should be installed using a maximum 1/3 length overlap using clout or slate nails. Flashing details should be provided in aluminium should be in accordance with BS EN 515 and 0.6-0.9mm thick, and protected from contact with mortar by a coating of bituminous paint or rolled lead sheets in accordance with BS EN 12588 and Flashings, gutter linings etc. should: be a minimum of code 4, and soakers a minimum of code 3 sections should not exceed 1.5m in length. Fascia, bargeboards and soffits should be pretreated with preservative, free from defect and ready for decoration. Drainage should be fixed in accordance with the design, using the correct type of fittings for internal and external angles, outlets etc to ensure efficient drainage of the roof.	Item	
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19.13	Building Works In Connection	
19.14	Contractor to allow for all the building works in connection with ensuring the compliance with the Building Regulations including but not limited to Part L, Part F, Part O and any other implied Building Regulations in connection with New Dwellings.	Note
19.15	Drainage	Item
19.16	Power	Item
19.17	Broadband	Item
19.18	Water	Item
19.19	Contractor to allow for the preparation, supply and install of new grass mix to areas as per the Architect's Site Plan drawing. Including but not limited to levels and ground works required.	Item
19.20	Contractor to allow for the supply and install of new tarmacadam hardstanding to car parking area as per the Architect's Site Plan and ensure in compliance with BS EN 13108.	Item
19.21	Contractor to allow for the supply and install of new aco drainage or similarly approved to car parking area as per the Architect's Site Plan and ensure in compliance with BS EN 13108 and NHBC 5.3.1. Contactor to ensure water adequately flows and is connected to soak away drainage.	Item
19.22	Contractor is to install new thermoplastic lining and delineate car parking area as per Architect's Site Plan drawing and ensure compliance with BS 4994:1987.	Item
19.23	Allow to supply and install Marshall Sylvern Limestone Paving or similarly approved to the existing pedestrian pathways as per the Architect's drawings. Allow to reconfigure and/ or additional areas of pedestrian areas to match existing specification. Contractor to ensure finished surface level of paving to be minimum 150mm below the DPC. Allow to excavate the ground as required to ensure the required depths. Allow for 100mm MOT Type 1 aggregate laid and compacted in two layers of 50mm. Allow for a 30-40mm of Cementous mortar bed using 1:4 sharp sand. Allow to lay stones with minimum 10mm joints. Allow to lay stones in accordance with manufacturers specification.	Item
19.24	Contractor to allow for the design, supply and installation of a value engineered option to the pavement finish.	Item

20.00	ROOF		
20.01	Allow to gentle relift, prepare walls and beds ensuring free from vegetation, plants, mortar snots etc and rebed the coping stones at high level to the parapet walls. The Contractor is to familiarise themselves with the Structural Engineer's (SE) recommendations within their report, appended to the tender documents, and to undertake repairs to the coping stones in accordance with their guidance. Mortar should be mixed using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded.	Item	
20.02	Contractor to allow for the investigation of finial stones to spire and apex's of copings and church roofs to ensure safe and secure. Allow to under take rebedding or stone masonry repairs as required.	PS	
20.03	Allow to replace all broken slates throughout the slate coverings using a natural slate. Ensure all natural slate tiled coverings are in accordance with BS EN 12326 and a sample should be provided and in agreement with CA before commencement of any works. Slates should be installed using a maximum 1/3 length overlap using clout or slate nails.	Item	
20.04	Ridge Repairs - Listed Building Consent		
20.05	Contractor to allow to investigate structural timbers to ridge beam where sagging and report findings to CA.	Note	
20.06	Contractor is to investigate ridge and retain as many tiles as possible, however, where the ridge is either broken or unlevel, Contractor to replace as required.	PS	
20.07	Contractor to provide a sample of new ridge tile to the CA for liaison with LA and approval. Contractor to provide method statement of how to install new ridge tile to ridge with mortar mix and tools etc.	Item	
20.08	Contractor to allow for any coded lead repairs to rooflights, spire, flat roofing, parapet and tapered valley gutters, pitched roofs, vertical cladding, dormers, and bay roofs and canopies to be compliant with BS EN 12588 and best practice.	PS	
20.09	In preparation of the above item, allow to remove any flash band repairs on site.	Item	
20.10	Allow to gently clean the slate roof covering and any associated roof areas using a handheld brush and a Doof Cleaning System. Ensure water is approximately 150 degrees and remove all algae, moss, debris, staining, mortar etc from the roof covering and ensure free flowing water to the typical drainage routes.	Item	
20.11	Flashing details should be provided in aluminium should be in accordance with BS EN 515 and 0.6-0.9mm thick, and protected from contact with mortar by a coating of bituminous paint or rolled lead sheets in accordance with BS EN 12588 and flashings, gutter linings etc. should be a minimum of code 4, and soakers a minimum of Code 3 sections should not exceed 1.5m in length.	Item	

20.12	Contractor to allow for haunching to chimney stack to north east gable end. Method statement to be provided to CA for approval.	Item	
20.13	Flat Roof - Contractor's Design Portion		
20.14	Allow to overcoat flat roof section to Unit 5 entrance serving utility to Unit 3 and provide a minimum 10 year guarantee on roof covering. Ensure all works to provide upstands to elevations etc are provided to the CA for approval.	PS	
20.15	Allow to undertake repairs or replace coping stones where required to roof areas. Any replacement stone or mortar samples are to be agreed with CA for liaison and approval with LA before works.	Item	
21.00	ELEVATIONS		
21.01	Contractor to undertake assessment of mortar verges and test with hand held tool on friability. Allow for localised mortar repairs to verges where required, in accordance with BS 8221-2:2000, using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded.	Item	
21.02	Contractor to undertake their own investigation and review SE's report and ascertain the requirements for replacement, mechanical or local repairs to pad stones where cracked.	PS	
21.03	Allow for stone repairs to high level stone mullions including structural stitching.	Item	
21.04	Allow to carefully rake out any Cementous mortar using hand held tools such as tungsten-carbide tipped chisel entirely to a depth at least twice the height of the joint and ensure a square cut joint is left.	Item	
21.05	Mortar Repairs - Listed Building Consent		
21.06	Allow to repoint the stonework to all the elevations where required only, using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. All repointing should be as per BS 5628-1. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.	Item	
21.07	Allow for mortar/ stone repairs to stone lintels and window openings to all the elevations where required only, using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.	Item	

21.08	Allow for repairs/ pointing to structural cracks as noted as per the SE report and any structural stitching required as necessary using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. All repointing should be as per BS 5628-1. Where there is a requirement for mechanical stitching, Contractor to review to the specification in the SE report or otherwise await further instruction from the SE. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.	Item	
21.09	Allow for mortar/ stone repairs to all the elevations where repair neccesities it using stone indents to match existing stone colour and profile, using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.		

21.10	Contractor to supply and install new metal extraction grills to elevations as in accordance with M&E design and specification, using Ryton's A1 fire rated air brick, RAL1019.	Item
21.11	Windows - Contractor's Design Portion	
21.12	Contractor is to allow for the design, supply and install of new aluminium windows to circular openings and low level windows, in compliance with BS 4873:2009, Building Regulations Part L. Colour and specification to be agreed with CA and LA. Window schedule to be appended to this specification.	PS
21.13	Contractor to allow for the supply and install of stained glass windows as the Heritage Statement in the tender documents and allow for replacement of two stain glass windows to the east elevation. A method statement and sample of window design to be preapproved with CA for liaison with LA and discharge of a planning condition.	PS
21.14	Allow to install new rainwater goods, including gutters and downpipes in UPVC or metal.	Item
21.15	Allow to prepare and decorate external timber doors to Unit entrances Delux Weathershield or similarly approved. Colour to be agreed with CA.	Item
21.16	Allow to prepare and decorate external fascia's and soffits with Delux Weathershield Black or similarly approved.	Item
22.00	INTERNAL WORKS	
22.01	Contractor to undertake the internals works as required, to match the existing profiles and specifications of existing materials and finishes. Works to internals are only required where in disrepair or new. All works are to be undertaken in accordance with the Architect's designs for each dwelling as per the drawing pack.	Note
22.02	Contractor to allow to clear all materials, debris etc from site and make free ready for fit out works, including but not limited to preparing the ground for the floor construction.	Item
22.03	Allow to redecorate existing structural timber frames with fire retardant paint using Thermoguard Fire Varnish Overcoat (Interior) or similarly approved.	Item
22.04	Contractor to allow to make good to any openings/ cut outs to soffit and wall locations with Gyproc Wallboard 12.5mm as per manufacturers specification and ensure compliance with the Building Regulations.	Item
22.05	Contractor to allow to install new internal stud walls per the Architect's drawing to adjust Bedroom 2 and adjustments to the door openings, using Gypwall Single Frame A206001 and 12.5mm Wallboard both sides, as per manufacturers specification.	Item
22.06	Contractor to allow to make good to any openings/ cut outs to soffit and wall locations with Gyproc Wallboard 12.5mm as per manufacturers specification and ensure compliance with the Building Regulations.	Item

22.07	The Contractor is to undertake their own investigation and where required, break out any existing or historic evidence of damp to internal finishes, including but not limited to wall/ soffit build up.	Item	
22.08	The Contractor is to install a new CM3 Cavity Drain Mesh Membrane to external wall locations as per manufacturers specification, BS8102:2009 and NHBC Chapter 5.4.	Item	
22.09	Allow for any replacement of timber skirting or architrave following wall relocation works and reinstate new treated timbers to match existing profile.	Item	
22.10	Internal doors are to be retained and reused to serve the new layout and wall build ups. The Contractor is to allow to replace internal doors where required to match existing specification. Any replacements to be reviewed and agreed with the CA before order/ installation.	Item	
22.11	Allow to overboard low level windows to first floor mezzanine with Gyproc Wallboard 12.5mm as per manufacturers specification and ensure compliance with the Building Regulations and prevents the spread of fire between floors.	Item	
22.12	Contractor is to allow to undertake all works required as per the Mechanical and Electrical specification, to ensure compliance with their drawings and the building regulations.	Item	
22.13	The Contractor is to allow to make good any plastered finishes following the window installation with ThistlePro FastSet Finish or similarly approved ready for decoration.	Item	
22.14	Allow to remove all debris, litter, waste and ground matter from subfloor area and ensure prepared and ready for new floor installation. Make not if allowed for in Site Preparation and Demolition.	Item	
22.15	Allow to supply and install a new full height door to the electrical cupboard with ironmongery.	Item	
22.16	Kitchens - Contractor's Design Portion	PS	
22.17	Contractor to provide proposals and allow for design, supply and install of new kitchen as per the Architect's drawings, Building Regulations and M&E Specification. Kitchen to provide all the conventional appliances, such as hob, oven, microwave, fridge, extraction, sink, dishwasher etc. Kitchen to provide 10 year warranty on all fixtures and fittings, including appliances.		
22.18	Allow for a value engineering option for the kitchen specification.	Item	
22.19	Allow to install new treated tongue and grooved flooring to floor joists with stainless steel screws as per manufacturers specification throughout ground and first floor levels.	Item	
22.20	Allow to decorate all wall and ceiling plastered finishes with Delux Trade Vinyl Matt Paint with two good coats as per manufacturers specification. Colour to be agreed with CA.	Item	

22.21	Allow to decorate all previously decorated new joinery finishes, including but not limited to architraves, cills, skirting etc with Delux Trade Vinyl High Gloss Paint with two good coats as per manufacturers specification. Contractor to protect existing veneered finished timbers. Colour to be agreed with CA.	Item
22.22	The Contractor is to allow for the remediation of dry rot including fungicidal treatment to any remaining affected areas and the supply and install of new floor joists to Unit 2.	Item
22.23	The Contractor is to familiarise themselves with the reconfiguration requirements of Unit 4 in regards to the structural reconfiguration of two staircases and the construction of a new one, as per the SE's drawings. The Contractor is endeavour to reuse existing staircases and materials or otherwise construct as necessary.	Item
22.24	The Contractor is to allow to complete the floor construction as per the Architect's drawings and ensure all dry rot, wet rot, natural and mechanical ventilation, external extraction, upstands, damp proofing, thermal bridging, EPC requirements and building regulations have been considered.	Item
22.25	Provisionally, Contractor to provide proposals and allow for design, supply and install of new bathroom as per the Architect's drawings, Building Regulations and M&E Specification. Bathroom to match Architect's drawings and provide shower, hand basin and toilet. Bathroom to provide 10 year warranty on all fixtures and fittings, including appliances.	PS
22.26	Dwelling 1	Item
22.27	Dwelling 2	Item
22.28	Dwelling 3	Item
22.29	Dwelling 4	Item
22.30	Dwelling 5	Item
SUB-TOTAL WORKS COST		

23.00	MECHANICAL AND ELECTRICAL PRICED ACTIVITY SCHEDULE	Item
23.01	Contractor to understand the scope and to retain all existing MEP fixtures and fittings as per JonesHargreaves's Drawings and upgrade and/ or replace elements as required to meet compliance and price accordingly. Allow to migrate their pricing schedule in the costs below.	Note
23.02	External Electrical MEP Services	Item
23.03	Unit 1 MEP Services	Item
23.04	Unit 2 MEP Services	Item
23.05	Unit 3 Mechanical Services	Item
23.06	Unit 3 Electrical Services	Item
23.07	Unit 4 MEP Services	Item
23.08	Unit 5 MEP Services	Item
	SUB-TOTAL WORKS COST	
24.00	STRUCTURAL PRICED ACTIVITY SCHEDULE	
24.01	Contractor to understand the scope and to retain all existing structural fixtures and fittings as per Ing Design's Drawings and upgrade and/ or replace elements as required to meet compliance and price accordingly.	
24.02	J-24004-503	Item
24.03	J-24004-502	Item
24.04	J-24004-501	Item
24.05	J-24004-403	Item
24.06	J-24004-402	Item
24.07	J-24004-401	Item
24.08	J-24004-303	Item
24.09	J-24004-302	Item
24.10	J-24004-301	Item
24.11	J-24004-203	Item
24.12	J-24004-202	Item
24.13	J-24004-201	Item
24.14	J-24004-103	Item
24.15	J-24004-102	Item
24.16	J-24004-101	Item
24.17	J-24004-004	Item
	SUB-TOTAL WORKS COST	
25.00	CLEANING	
25.01	On completion of the works clean down all surfaces clear of debris and dirt,	Item
26.00	HANDOVER INFORMATION	
26.01	Contractor to supply insurance back materials and workmanship.	Item
26.02	Contractor to supply health and safety file on completion of the works in a standard format. Template to be issued upon appointment.	Item

27.00	COST SUMMARY			
1.00	General			
2.00	Site Management/ Site Rules			
3.00	Site Set up/ Access/ Security			
4.00	Working Times and Restrictions			
5.00	Protection			
6.00	Making Good			
7.00	Workmanship and Materials			
8.00	Site Clearance			
9.00	Health and Safety			
10.00	Access Equipment and Plant			
11.00	Scaffolding			
12.00	Fire and Evacuation			
13.00	Parking			
14.00	Limitations			
15.00	Site Inspection			
16.00	Scope			
17.00	Site Preparation and Demolition			
18.00	External Works			
19.00	Landscape			
20.00	Roof			
21.00	Elevations			
22.00	Internals			
23.00	Mechanical and Electrical			
24.00	Structural			
25.00	Cleaning			
26.00	Handover			
	TOTAL WORKS COST			
<i>NB: All figures are exclusive of VAT</i>				

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