

4 CHENISTON GARDENS

PROPOSED EXTENSION AND CONVERSION OF THIRD TO 2 FLATS

SCHEDULE OF WORKS

European Property Management
Hurlingham Studios
Ranelagh Gardens
London SW6 3PA
Aug 13

PRELIMINARIES

Conditions of Tender

A Itemised prices

One copy of this specification to be returned, priced item by item, together with the form of tender. Each price quoted shall be the total cost to the Employer for that work.

B Visit the site

The Contractor is advised to visit the site and assess the means of access, delivery of materials, storage, parking and any matters which may affect his tender. No claims attributable to any misunderstandings or neglect on his part will be entertained.

C Form of Contract

Form of Contract will be the JCT Agreement for Minor Building Works, January, 1990.

D Appendix to the Form of Contract

Defects liability period	3 Months
Insurance Cover Under 6(1) 6(2) 6(3) A	£500,000
Liquidated and Ascertained Damages	£300/week
Period of Interim Certificates	Monthly
Retention Percentage	5%
Period of Final Measurement	3 months

E Plant and Machinery

Provide all plant , scaffolding, machinery and sufficient men and materials for proper expeditious and complete execution of the works

- A Period of Contract
The contractor shall commence the works immediately after notification of possession of the site has been given, shall regularly proceed with them, and shall complete within the period stated in their tender.
- B Contingency Sum
No contingency is to be included in the contract.
- C Foreseeable Work
The schedule of work shall not be taken as complete descriptions of labour and materials necessary to complete the work. They indicate the main object of the work and the general standard of labour and materials necessary to complete the work satisfactorily. Items shown on the drawings, but not covered in the specification shall be taken as included in the contract sum.
- D Sub-Contractors
The contractor is to allow in his price for making good all walls and ceilings etc., as a result of nominated and other sub-contractors work and other items as they occur.
- E Clearing Away
The contractor shall remove all debris, rubbish and surplus materials as they accumulate, leaving the works clean, free of rubbish, surplus materials, plant or dirt.
- F Value Added Tax
At the time of each certificate the contractor shall submit to the Employer a written assessment of VAT due. The Employer shall remit the VAT due, together with the amount due in the certificate, within a period for payment of the certificate. After the issue of the certificate of making good defects, the contractor shall submit to the Employer a final settlement of VAT due.

- A Insurance
The contractor is to allow for the following:
- (a) For indemnifying the Employer against risk defined in Clause 6.1 of the Conditions of the Contract (injury to persons and property).
 - (b) For insuring and causing any sub-contractors to maintain such insurances, against all risks, of personal injury or death and of injury or damage as defined in Clause 6.2.
- B Valuations
The contractor will be required to submit a detailed price statement of works executed and materials supplied in support of applications for interim payments. he should, at the same time, provide any necessary applications for payment from nominated sub-contractors, and receipted accounts for all provisional sums and PC sums.
- C Certificate Valuations
Where applicable, the priced specification will be used in interim valuations, and shall form the basis for ascertaining of the cost valuations to be settled and agreed upon completion, at the discretion of the Architect.
- D Overtime
No payment for the additional cost of overtime for Daywork items will be allowed unless written instructions for such overtime work are given by the Architect.
- E Omissions
Where work is omitted from the contract no allowance will be made for loss of profit on the omitted works.
- F Dimensions/Setting Out
No dimensions shall be scaled off the drawings, where plan dimensions are given, these are to be structural face of walls and partitions and allowances for plaster finish etc., is to be made. Finished floor levels to be the same as dimensions are given the Contractor is to check with the Architect prior to commencing work.

- A Foreman in Charge
The contractor shall constantly keep on the works a competent foreman in charge and any instructions given to him by the architect shall be deemed to have been issued to the contractor.
- B Site Meetings
The contractor's representative will be required to attend all site meetings as and when directed by the architect.
- C Time and progress Chart
The contractor is to provide a bar chart prior to the works starting on site, showing his programme for construction against which progress may be measured throughout the course of the contract.
- D Instructions of Statutory Inspectors
All instructions to the contractor shall be issued through the Architect. The contractor shall not act upon the instructions of any Statutory Inspector or of any other person without first informing the architect and gaining his approval.
- E The contractor is to liaise with all gas, water, telecom and electric suppliers
To ensure all are connected prior to the completion of works.

1.0 PRELIMINARIES

- 1.1 Allow for all necessary skips to remove waste.
- 1.2 Allow for all necessary temporary support to existing walls, floor and garden walkway and temporary shoring to retaining walls as required to form new openings.
- 1.3 Allow for all necessary protection to existing wall and floor finishes and general protection from dust etc.
- 1.4 Allow for cleaning up site on a daily basis and for cleaning down all work on completion.
- 1.5 Allow for pumping as required to facilitate construction of lower ground floor and foundations.

2.0 DEMOLITION/PREPARATION

- 2.1 Remove kitchen and bathroom fittings, and remove all central heating fittings, including boiler.
- 2.2 Remove stud partitions as indicated on drawings.
- 2.3 Form openings in partitions and solid walls as indicated on drawings.
- 2.6 Support wall above and remove rear wall of existing rear bedroom to allow for extension.
- 2.7 Remove existing door and windows and form new openings in side wall of existing bedroom and bathroom as shown on drawing.

3.0 DRAINAGE

- 3.1 Install new drainage from kitchen and bathroom as shown on drawings. Connect new bathroom and kitchen to existing drains and manhole as indicated on drawings. Whb pipework to be 32mm dia. Sink, bath and shower wastes to be 40mm dia. Fit 75mm min. traps and rodding eyes to pipes not reachable by removing traps.
- 3.2 Form new shallow manhole in place of existing manhole, to accommodate all new pipework (approx 450mm deep). New drainage to have workmanship and materials to BS 5572.
- 3.3 Provide upvc fittings as appropriate including slow bends from stacks, sealed gullies from waste fittings and shoes from RWPs, into underground drains falling at 1: 60 min. Provide 150mm pea shingle pipe bedding and backfill to top of pipe; 100mm selected granular fill (maximum 32mm stones) free of clay, organic and frozen material.
- 3.4 Rainwater goods to be PVC to BS 4576 with push fit joints.

5.0 WALLS

- 5.1 **NEW SOLID BRICK WALL:**
Form new 225mm solid brick wall as shown on drawings: Reclaimed stock brickwork to match existing, with bonding to match existing. CELOTEX GA2029 RR boards to inside face and secure with timber battens 25 x 50mm at 300mm centres. Seal joints in board with self adhesive aluminium foil tape. finish with 12.5mm plasterboard and skim.
- 5.2 Install precast lintols where drains pass under solid walls.
- 5.4 All cills to be precast concrete.
- 5.6 All lintols to be stainless steel to brickwork, PC concrete to blockwork walls.
- 5.7 Install new steel beams in accordance with engineers details. All structural beams to be encased in 2 layers of 12.5mm plasterboard with staggered joints and skim finish.
- 5.8 **NEW PARTITION WALLS:**
Form new stud walls as indicated on drawings. 100 x 50mm studs at 400mm centres with 12.5mm plasterboard and skim finish to both sides. 100mm ROCKWOOL insulation fitted between studs.

5.9 **NEW ACOUSTIC PARTITIONS (COMPARTMENT WALLS):**

Two layers of 12.5mm SOUNDBLOC board each side of 75 x 38mm timber studs at 600mm centres with GYPROC RESILIENT BARS fixed horizontally to one side at 600mm centres. Min 50mm ISOWOOL Acoustic Partition Roll (1200) in the cavity

6.0 JOINERY

- 6.1 Replace existing internal doors with fire rated doors as shown on drawings.
- 6.2 New architraves to match existing. 65mm ogee in new flats.
- 6.3 New skirtings to be 150mm ogee skirting to new areas.
- 6.4 Box-out around all exposed pipework in bathrooms in 12mm MDF with removable panels to all access points.
- 6.5 Lay 25mm wbp plywood to suspended bathroom floors, as base for tiling. Plywood to be screw fixed to joists at 100mm centres.
- 6.6 Overhaul all existing sliding sash windows . Fit new beads, adjust weights and fit new sash cords. Repaint on completion.
- 6.7 All new windows and glazed screens to be in white painted softwood, double glazed with Pilkingtons K glass. All glass below 1100mm from floor level to be laminated safety glass. Include for new window to upper ground floor where sliding doors removed.
- 6.8 All ceilings (ie all ceilings to both flats) to be upgraded to acoustic compartment ceilings. 2 layers 12.5mm FIRELINE plasterboard with skim finish on GYPLINER suspended metal grid system with 100mm glass fibre insulation in cavity above ceiling.

7.0 NEW FLAT ROOF

- 7.8 New flat roof to be finished in 2 layers mastic asphalt with solar reflective finish. Separating layer of bituminised roofing felt with 50mm dia. holes at 150mm centres, laid dry. Secure 50mm CELOTEX TD2050 insulated decking on furring pieces on roof joists at 400mm centres. Fix 12.5mm Plasterboard over vapour control layer and finish with multi-finish plaster skim coat.

8.0 FINISHES / DECORATION

8.1 Internal walls:

Prepare all walls and ceilings for decorating. Finish walls and ceiling with 3 coats matt emulsion. Colour to be confirmed on site.

External walls:

All new and existing rendered walls to ground floor/basement to be painted with white masonry paint. (Including walls of lightwell).

8.2 Joinery:

Sand down and prepare all new and existing internal and external joinery. Decorate with primer, undercoat and 2 top coats. External paint to new timber to be microporous gloss, internal finish to be oil based eggshell. Allow for installation of Ikea wardrobe units as agreed on site. Allow for radiator covers with chrome grilles.

8.3 Allow for laying ceramic tiles to bathroom walls and floors, and to kitchen walls between units and on floors. Allow pc sum of £750 for supply of all tiles

8.4 Fit 150mm run cornice to lounge and bedroom ceilings in all flats. Sample profile to be submitted to client for approval.

8.5 Floors to be laid with timber flooring as per 1st floor. Allow for all work in installing flooring including removing and re-fitting skirtings.

9.0 ELECTRICS

9.1 Renew entire electrical system in accordance with current IEE regulations, with new meter in external passageway. Include P.C. sum of £500 for new supply.

9.2 Fit lights and sockets in positions indicated on drawings. Fit switches and isolators for washing machine, and extract fans in suitable positions. Install mains type smoke detection system with detectors in positions as shown on drawing and agreed with Building Control inspector.

9.3 Fit extract vents to kitchens and bathrooms as shown on drawing.

9.4 Install new intercom system to all new flat, operated from new panel at external door, with handset in flat.

10.0 PLUMBING

- 10.1 Install complete plumbing system to both flats, with WORCESTER BOSCH or other approved combination boilers, located as shown on drawings. All work to be carried out by CORGI registered plumber. Submit Corgi completion certificate for all plumbing work.
- 10.2 Allow P.C. sum of £900 per flat for supply of all sanitary ware, taps, and fittings. Allow for fitting and testing the above items, including hot and cold supply to sink, washing machine, and wc as required. Fit waste pipes as indicated on drawings.
- 10.3 Install new high output radiators as indicated on drawings. Sample radiator to be agreed with client.
- 10.5 Replace incoming lead water pipe to flats in copper.
- 10.6 Provide new incoming water main and meter for new flat Allow P.C. sum of £1000.
- 10.7 Provide new gas supply and meter for new flat. Allow P.C. sum of £400.

11.0 KITCHEN UNITS

- 11.1 Allow PC sum of £2500 per flat for supply of kitchen units, worktops and appliances (washer dryer, oven, hob, fridge/freezer). Include for fitting and all associated plumbing and electrical work.

12.0 IRONMONGERY

- 12.1 Fit chrome finish locks to all windows. Sample to be approved by client.
- 12.2 New internal doors to have chrome handles, supplied by client.

12.3 External door to have chrome finish handles as above.

14.0 DAMP PROOFING AND TIMBER TREATMENT

14.1 Arrange inspection by specialist company to investigate damp penetration and timber decay. Carry out all recommendations and submit 25 year guarantee.

PRICE FOR ALTERATIONS.....£

VAT.....£

TOTAL.....£